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City of Buena Park 2000-2005 Housing Element



City of Buena Park

Adopted
June 12, 2001



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CITY OF BUENA PARK

2000-2005 HOUSING ELEMENT

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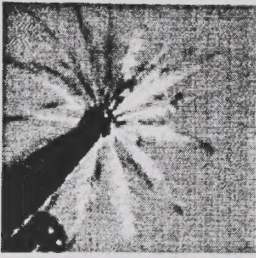
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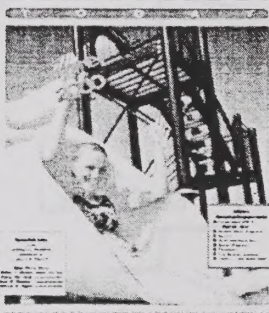


1. INTRODUCTION

The Housing Element represents an awareness of the need within the City of Buena Park to assure that housing is provided for all economic segments of the community. The Element also satisfies the legal requirements that housing policy be a part of the General Plan. This Buena Park Housing Element is in compliance with the 2000-2005 update cycle for cities in the Southern California Association of Governments (SCAG) region.

A. COMMUNITY CONTEXT

BUENA PARK

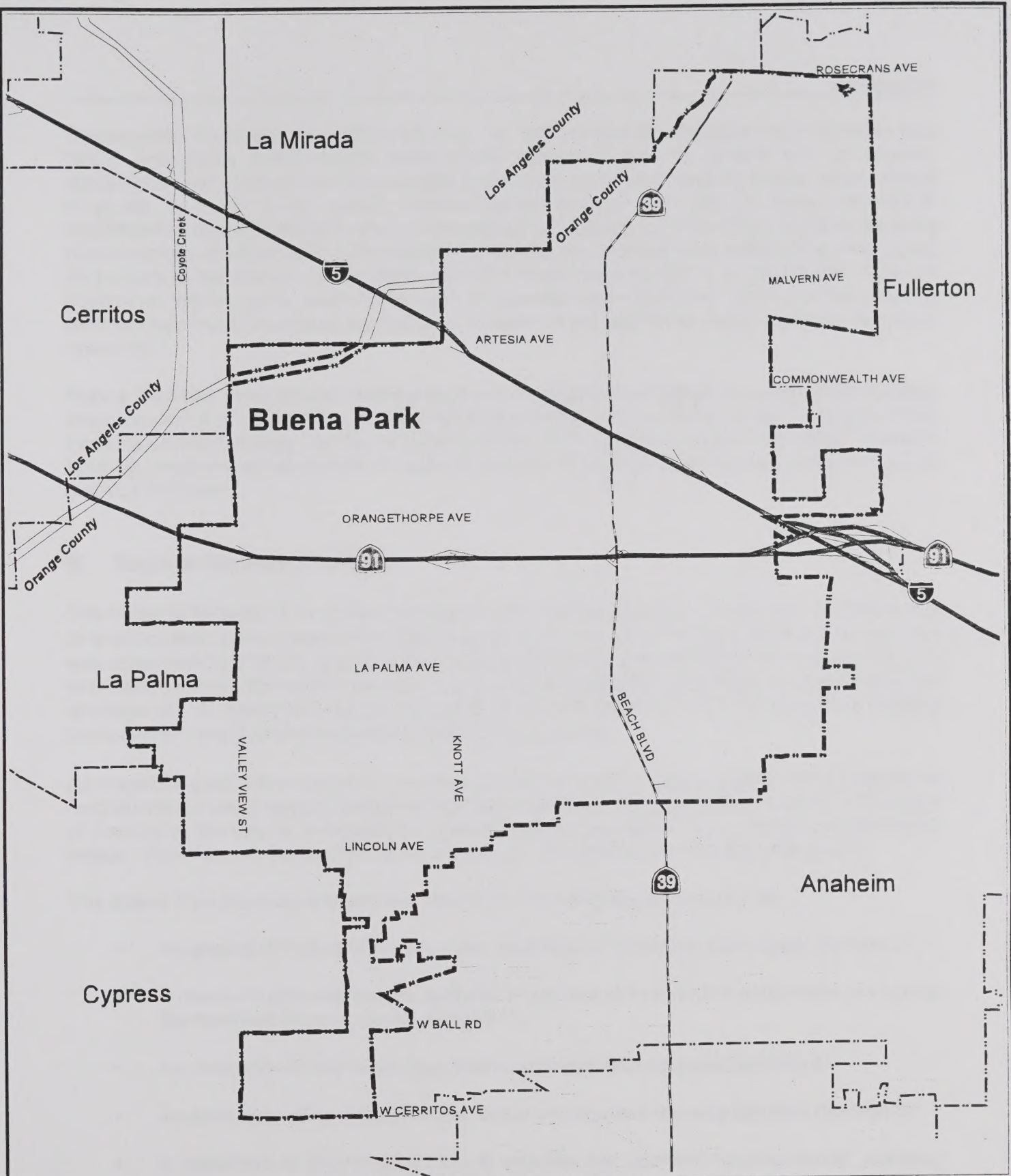


Located on the northwestern boundary of Orange County, the City contains 10.3 square miles. Surrounding communities include Anaheim, Cypress, Fullerton, La Palma, and the Los Angeles County communities of Cerritos and La Mirada (Figure 1). Buena Park has been fully urbanized for many years and development is characterized by a mix of housing types, a solid commercial base, a prosperous tourist/entertainment industry, and a well established manufacturing and distribution base. Residential development is the dominant land use in the City, with much of this development occurring during the 1950's and 1960's.

In January 2000, the City population was estimated to be 77,267, an increase of about 12 percent in the ten years since the 1990 census. The Department of Finance (DOF) reported an increase in average household size from 3.08 persons per household in 1990 to 3.32 persons in 2000. This could mean a trend towards larger families, or a trend towards extended families sharing living quarters. During this same period, the housing stock increased by only four percent.

Buena Park offers a mix of housing types. Single-family homes make up about 65 percent of the housing stock, the multi-family share is about 34 percent, and mobile homes comprise the remaining one percent. However, the majority of the Buena Park housing stock is 30 or more years old (built before 1970), with only three percent of the housing stock being less than ten years old (constructed since 1990). Many homes are well maintained; however, some may be in need of nominal rehabilitation. Programs to encourage rehabilitation will prevent deterioration.

Currently, the median price of a single-family home in Buena Park is estimated at over \$196,000 and over \$136,000 for a condominium. Current rent for a two-bedroom apartment ranges from \$650 to \$995 per month. Although lower income households might be able to purchase a small condominium and are able to afford most rental options available, most of them would not be able to afford a single-family home in the City.



Source: HUD Community 2020

- Buena Park City Limits
- Surrounding City Limits

Figure 1
Buena Park and Surrounding Cities
 2000-2005 Buena Park Housing Element

Demographic shifts are occurring in the City. In 1990, almost 60 percent of the population was White. The Asian and Hispanic share of the population was 14 percent and 24 percent, respectively. While no updated census data is available, enrollment data in the local school district is usually indicative of the current racial/ethnic composition of a city. A steady increase in enrollment of Hispanic students and a somewhat steady decrease in enrollment of White students has occurred in the Buena Park Elementary School District. In the school year of 1989/1990, about 46 percent of the students were White and 36 percent were Hispanic. In 1997/1998, about 28 percent of the students were White, and 50 percent were Hispanic. While not as large or pronounced, steady increases in enrollment of Asian, Black, and other ethnic students have been recorded.

Buena Park has been actively addressing its housing issues by developing affordable housing, improving the existing housing, and providing assistance to households in need. As part of this Housing Element update, the City will assess its current housing issues and cost-effectiveness of housing programs to ensure that an appropriate and effective housing strategy is developed for the next five years.

B. ROLE OF HOUSING ELEMENT

The Housing Element is concerned with specifically identifying ways in which the housing needs of existing and future resident population can be met. The Housing Element is a five-year plan extending from 2000-2005, and identifies strategies and programs that focus on: 1) conserving and improving existing affordable housing; 2) providing adequate housing sites; 3) assisting in the development of affordable housing; 4) removing governmental and other constraints to housing development; and 5) promoting equal housing opportunities.

An important goal of this element is to preserve the character of existing single-family residential neighborhoods and continue to improve the higher density neighborhoods. Diversity in the types of housing in the City is necessary to accommodate a population with varying socioeconomic needs. This Housing Element provides policies and programs to address these issues.

The Buena Park Housing Element consists of the following major components:

- An analysis of the demographic and housing characteristics and trends (Section 2).
- A review of potential market, governmental, and environmental constraints to meeting the identified housing needs (Section 3).
- An evaluation of resources available to address housing goals (Section 4).
- An evaluation of accomplishments under the adopted Housing Element (Section 5).
- A statement of the Housing Plan to address the identified housing needs, including housing goals, policies and programs (Section 6).

C. PUBLIC PARTICIPATION



Public participation by all economic segments in preparation of the element is important and is required by state law. To meet this requirement, the Buena Park residents have several opportunities to review and comment on the City's Housing Element and to recommend strategies. These include:

- Study sessions conducted before the City Council and Planning Commission to discuss the housing needs in Buena Park and appropriate policies and programs.
- Two public hearings to be conducted once the State Department of Housing and Community Development (HCD) has reviewed the draft element.

Notification of all hearings will be published in the local newspaper of record in advance of each hearing. Copies of the draft Element are made available for review at City Hall, Senior Center, and the public library, and are sent to the following agencies:

- Fair Housing Council of Orange County
- School districts serving the Buena Park residents
- Publicly assisted housing projects in the City - Newport House, Casa Santa Maria, Harmony Park, Palm Village, Emerald Gardens, and Flower Tree Apartments

The City has established a Redevelopment Agency to revitalize the physically and economically blighted neighborhoods. As part of the 2000-2005 Redevelopment and Housing Implementation Plan, the Agency conducted a public hearing for residents to comment on the Agency's strategy for expending the redevelopment housing set-aside funds to address housing needs of low and moderate income households. Agency-funded housing programs are incorporated into this Housing Element.

The Housing Element was prepared concurrently with the Consolidated Plan for the City's Community Development Block Grant (CDBG) program. A consultation workshop was conducted for the Consolidated Plan, which was attended by members of the CDBG Citizen Advisory Committee and representative from the Fair Housing Council of Orange County. In addition, Public hearings are held annually for residents to comment on the use of CDBG funds to address the housing and community development needs of low income persons. CDBG-funded housing programs are incorporated into this Element.

To comply with state and federal fair housing laws, the City will continue to collaborate with the Fair Housing Council of Orange County to promote equal housing opportunity for all economic segments of the community.

D. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Buena Park General Plan consists of twelve elements: 1) Land Use; 2) Circulation; 3) Infrastructure; 4) Open Space and Recreation; 5) Conservation; 6) Air Quality; 7) Safety; 8) Economic; 9) Urban Design; 10) Noise; 11) Housing Element; and 12) Growth Management. The Housing Element complements other General Plan elements and is consistent with the policies and proposals set forth by the Plan. For example, residential densities established in the Land Use Element are incorporated within the Housing Element and form the basis for establishing the residential capacity within the City. Environmental constraints identified in the Safety Element, such as areas of the City in which potential residential development could be impacted by flood waters, are recognized in the Housing Element.

E. DATA SOURCES AND METHODS

In preparing the Housing Element, various sources of information are consulted. The 1990 Census provides the basis for population and household characteristics. Although dated, no better source of information on demographics is widely accepted. In addition, the 1990 Census must be used in the Housing Element to ensure consistency with other Regional, State, and Federal housing plans. However, several sources are used to provide reliable updates of the 1990 Census including the following:

- Population and demographic data updated by the Department of Finance
- School enrollment information
- Housing market information, such as home sales and rents
- Special needs populations and the services available to them
- Lending patterns for home purchase and home improvement loans



2. HOUSING NEEDS ASSESSMENT

To determine the specific housing needs of present and future residents, an assessment of the demographic, socioeconomic, and existing housing characteristics is required. The Needs Assessment serves to identify the nature and extent of existing and future housing needs in the City. Major components of the assessment include population and employment trends, household characteristics, and an analysis of housing conditions.

A. POPULATION CHARACTERISTICS

The characteristics of a city's population are important factors affecting the housing market in the community. Understanding the population growth trends, as well as age, race/ethnicity, and employment characteristics all help establish present and future housing needs.

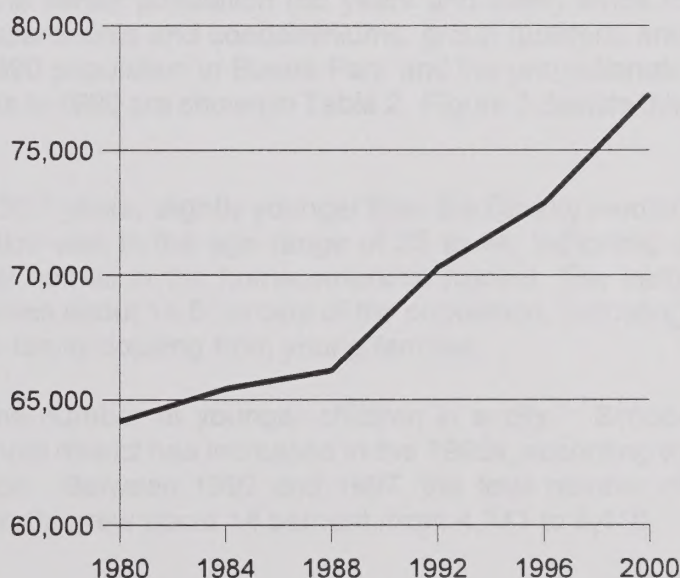
1. Population Growth Trends

As of January 2000, the Department of Finance (DOF) estimated that the City population numbered 77,267, an increase of about 12 percent in the ten years since the 1990 census. This growth is less than Orange County as a whole (17 percent). Population growth trend in Buena Park from 1980 to 2000 is shown in Figure 2. An accelerated increase in population beginning in 1988 is apparent in this graph.

Population change from 1990 to 2000 for Buena Park is compared with several nearby cities in Orange County in Table 1. The City experienced a 12-percent growth compared with 7 to 17 percent in surrounding communities. The increase in population for Buena Park and other nearby cities was well below that experienced by Orange County, with the exception of Anaheim and Cypress.

The population growth is expected to slow considerably. Based on growth projections developed by the Southern California Association of Governments (SCAG), the population of Buena Park is expected to reach 78,452 by the year 2010, an estimated increase in population of just about 2 percent over the next ten years.

**Figure 2: Population Growth - 1980 to 2000
Buena Park**



Source: 1980 Census; State Department of Finance, Population and Housing Estimates for 1984 through 2000.

Table 1: Population Growth - 1990s
Buena Park and Surrounding Communities

Jurisdiction	1990	2000	1990 - 2000 % Change
Anaheim	266,406	310,654	16.6%
Buena Park	68,784	77,267	12.3%
Cypress	42,655	49,031	14.9%
Fullerton	114,144	128,255	12.4%
La Habra	51,266	56,833	10.9%
La Palma	15,392	16,537	7.4%
Orange County	2,410,556	2,828,351	17.3%

Sources: 1990 Census; State Department of Finance, January 2000.

2. Age Characteristics

The age distribution in the population is an important factor in determining housing demand. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low to moderate cost condominiums, and smaller single-family units. The adult population (35 to 64 years old) represents the major market for moderate to relatively high cost condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. The age distribution of the 1990 population in Buena Park and the proportionate age distribution of all Orange County residents in 1990 are shown in Table 2. Figure 3 depicts this distribution graphically for Buena Park.

In 1990, the median age in Buena Park was 30.7 years, slightly younger than the County median of 31.4 years. About a third of the population was in the age range of 25 to 44, indicating a demand for condominiums and single-family homes in the homeownership market. The early school age population (age 0-9 years) comprises about 14.5 percent of the population, indicating there may be a demand for lower cost single-family housing from young families.

School enrollment is also an indicator of the number of younger children in a city.¹ School enrollment in the Buena Park Elementary school district has increased in the 1990s, according to the California State Department of Education. Between 1992 and 1997, the total number of students enrolled in kindergarten to twelfth grade grew about 14 percent, from 4,741 to 5,410.

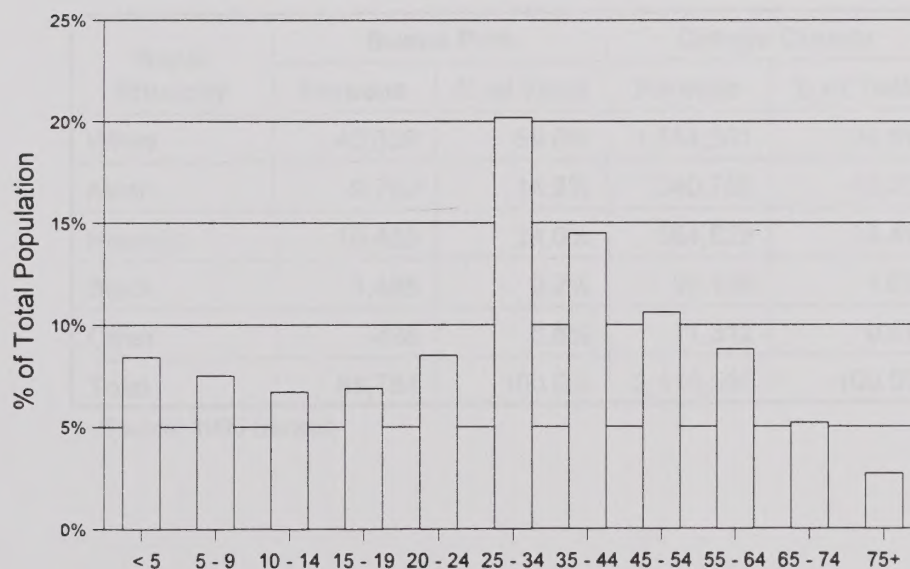
¹ According to the Buena Park School District, due to inter-district enrollment there are about 200 children enrolled in the Buena Park School District who live outside the City boundaries, thus the assumptions made are approximate.

Table 2: Age Distribution - 1990
Buena Park

Age Group	City of Buena Park		County % of Total
	Persons	% of Total	
Under 5 years	5,795	8.4	7.7
5-9	5,153	7.5	6.8
10-14	4,575	6.7	6.1
15-19	4,737	6.9	7.0
20-24	5,852	8.5	9.3
25-34	13,899	20.2	20.1
35-44	9,959	14.5	15.6
45-54	7,307	10.6	10.6
55-64	6,050	8.8	7.5
65-74	3,604	5.2	5.4
75+	1,853	2.7	3.8
Total	68,784	100.0	100.0
Median Age	30.7 yrs		31.4 yrs

Source: 1990 Census.

Figure 3: Age Distribution - 1990
Buena Park



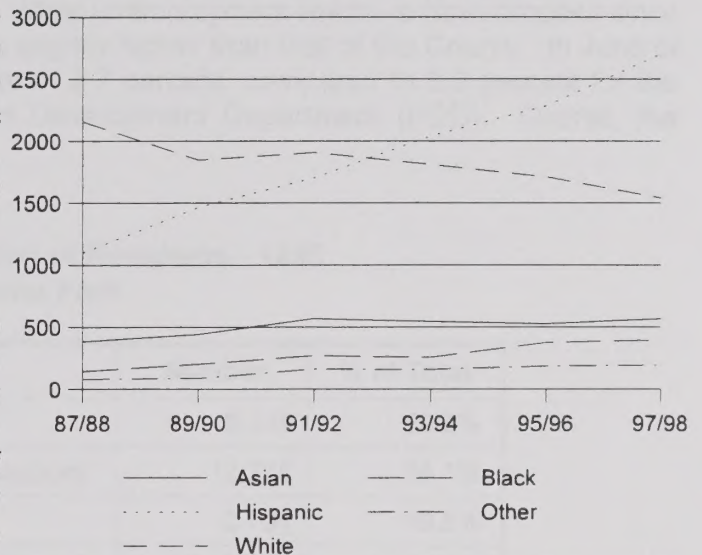
Source: 1990 Census.

3. Race and Ethnicity

The racial and ethnic composition of a community can affect housing need due to household characteristics of different groups. Buena Park is more racially and ethnically diverse compared to the County. Whites comprised 59 percent of the City's population in 1990, compared to 65 percent in the County, as shown in Table 3. The Hispanic population was 24 percent of the population, just slightly more than the County. The remainder of the population was composed primarily of Asians.

According to enrollment data for the Buena Park Elementary School District for 1987 to the present, the ethnic composition of the City appears to be changing. Beginning in 1987/88, a steady increase in enrollment of Hispanic students and a somewhat steady decrease of White students has occurred (see Figure 4). There have been small increases in Asian, Black, and other ethnic categories as well.

**Figure 4: Trends in Ethnic Distribution of Students Since 87/88
Buena Park Elementary School District**



Source: California Department of Education, Demographic Unit, 1999.

**Table 3: Race and Ethnicity - 1990
Buena Park**

Race/ Ethnicity	Buena Park		Orange County	
	Persons	% of Total	Persons	% of Total
White	40,609	59.0%	1,554,501	64.5%
Asian	9,782	14.2%	240,756	10.0%
Hispanic	16,480	24.0%	564,828	23.4%
Black	1,485	2.2%	39,159	1.6%
Other	428	0.6%	11,312	0.5%
Total	68,784	100.0%	2,410,556	100.0%

Source: 1990 Census

4. Employment

According to the 1990 Census, there were 37,523 Buena Park residents in the labor force. This represented a labor force participation rate of 72 percent of persons between the ages of 16 and 64 (52,350). Most of the City's residents were employed in sales, technical, and administrative support capacities (36 percent) or in managerial and professional specialty occupations (23 percent). The unemployment rate reported in the 1990 Census was 5.7 percent, compared to the County-wide unemployment rate of 8 percent. While unemployment seems to have dropped since 1990, the City's current unemployment rate is slightly higher than that of the County. In June of 2000, Buena Park had an unemployment rate of 2.7 percent, compared to 2.2 percent for the County, according to the State Employment Development Department (EDD). Overall, the unemployment rate is low at present.

**Table 4: Occupation of Residents - 1990
Buena Park**

Job Category	Number	% of Total
Managerial/Professional	8,235	23.3%
Sales, Technical, Administrative (Support)	12,731	36.1%
Service Occupations	3,704	10.5%
Precision Production, Craft & Repair	5,091	14.4%
Operators, Fabricators, & Laborers	5,112	14.5%
Farming, Forestry, & Fishing	426	1.2%
Total Employed Persons	35,299	100.0%

Source: 1990 Census

B. HOUSEHOLD CHARACTERISTICS

Household characteristics are an important indicator of housing need in a community. Income and affordability are best measured at the household level, as are the special needs of certain groups, such as large-family households or female-headed households.

1. Household Composition and Size

The Census defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. In 1990, almost all residents in Buena Park were considered household population, with only 410 persons (0.6 percent) residing in group quarters. The majority of the group quarter residents was seniors in nursing homes. The proportion of household and non-household population remained unchanged in 1999.

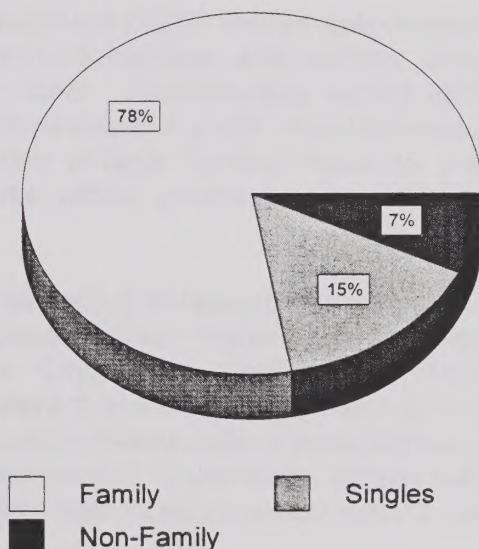
Household characteristics are important indicators of the type and size of housing needed in a city. According to the 1990 Census, about 78 percent of the 22,210 households in Buena Park were family households (related persons and/or married couples living together). This proportion is higher than that for Orange County as a whole, where 71 percent of all households consisted of families. Single-person households comprised 15 percent of all households in Buena Park, with the remaining 7 percent of the households being non-family households (unrelated persons). Figure 5 shows the City's household composition in 1990.

Household size is defined as the number of persons living in a housing unit. A noticeable change in the average household size over time reflects a change in the household character and composition of a city. For example, a city's average household size will increase over time

if there is a trend towards larger families or extended families living together. In a community with a growing number of elderly households, the average household size will usually decline.

In 1990, the average household size in Buena Park was 3.08 persons per household. According to the State Department of Finance, the estimated household size as of January 2000 was 3.32 persons. This figure is higher than the estimates for the nearby cities and but mirrors that of the Orange County as a whole. Table 5 compares the average household sizes of Buena Park, nearby cities, and the County.

**Figure 5: Household Composition - 1990
Buena Park**



Source: 1990 Census

Table 5: Average Household Size - 2000
Buena Park, Nearby Cities, and Orange County

Jurisdiction	Persons Per Household
Anaheim	3.26
Buena Park	3.32
Cypress	3.17
Fullerton	2.96
La Habra	3.04
La Palma	3.34
County	3.30

Source: State Department of Finance, January 2000.

2. Overcrowding

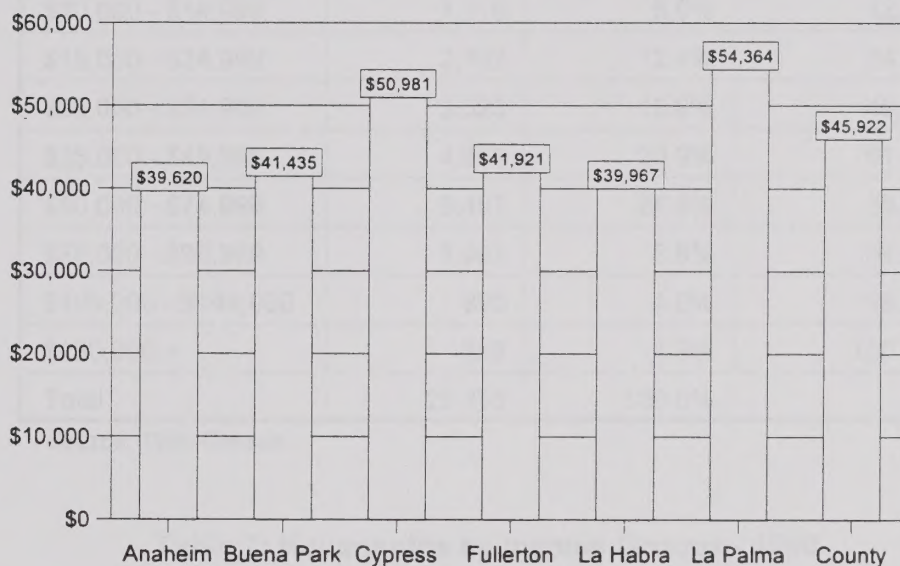
The State Department of Housing and Community Development (HCD) defines overcrowding as more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severely overcrowded is defined as more than 1.5 persons per room. Overcrowding occurs primarily because households “double-up” to afford high rents, and because of a lack of available housing units of adequate size to accommodate a growing number of large families. However, cultural differences also contribute to overcrowding since some ethnic groups tend to have larger household size.

According to the 1990 Census, 3,138 households, or 14 percent of all households in Buena Park, were living in overcrowded conditions. Buena Park’s incidence of overcrowding is higher than the County average of 11 percent and reflective of the City’s larger proportion of families. Overcrowding among renter-households was more prevalent than among owner-households. Of the total 3,138 overcrowded households, about 2,164 (69 percent) were renter-households and 974 (31 percent) were owner-households. Of the total overcrowded households, almost half are severely overcrowded. Once again, severe overcrowding was more prevalent among renter-households.

3. Household Income and Income Distribution

Income is a major factor in evaluating the affordability of housing in a community. According to the 1990 Census the median household income in Buena Park was \$41,435, below the County-wide median household income of \$45,922. In comparison with neighboring communities, the median household income in Buena Park was comparable to that of Anaheim, Fullerton, and La Habra, but significantly lower than that of La Palma and Cypress. Figure 6 shows the City's median household income in comparison to neighboring cities as well as to the Orange County average.

Figure 6: Median Household Incomes - 1989
Buena Park, Nearby Communities, and Orange County



Source: 1990 Census

The State HCD has developed the following income categories based on the Median Family Income (MFI) of a Metropolitan Statistical Area (MSA):

- Very Low-Income: 50 percent or less of the area MFI;
- Low-Income: between 51 and 80 percent of the area MFI;
- Moderate-Income: between 81 and 120 percent of the area MFI;
- Upper-Income: greater than 120 percent of the area MFI.

The 1990 Census documented household income earned in 1989. The Census income distribution of the Buena Park households is presented in Table 6, and Table 7 categorizes this income distribution into the income categories designated by HCD by method of interpolation.

The percentage of Buena Park households in the very low and low income groups is slightly higher than that of households countywide. About 43 percent of the households in Buena Park have very-low or low incomes compared to 40 percent of the County's households.

Table 6: Income Distribution - 1990
Buena Park

Income Level	Number of Households	% of Total	Cumulative %
< \$5,000	455	2.0%	2.0%
\$5,000 - \$9,999	1,173	5.3%	7.3%
\$10,000 - \$14,999	1,116	5.0%	12.3%
\$15,000 - \$24,999	2,767	12.4%	24.8%
\$25,000 - \$34,999	3,523	15.8%	40.6%
\$35,000 - \$49,999	4,659	20.9%	61.5%
\$50,000 - \$74,999	5,407	24.3%	85.8%
\$75,000 - \$99,999	1,961	8.8%	94.6%
\$100,000 - \$149,000	895	4.0%	98.7%
\$150,000 +	299	1.3%	100.0%
Total	22,255	100.0%	

Source: 1990 Census

Table 7: Households by Income Groups - 1990
Buena Park

Income Groups (defined as % of the Area MFI)	Households	% of Total
Very Low (<50%)	5,082	22.8%
Low (51 to 80%)	4,544	20.4%
Moderate (81 to 120%)	5,425	24.4%
Upper (120%+)	7,204	32.4%
Total	22,255	100.0%

Source: 1990 Census

4. Housing Affordability and Overpayment

State and federal standards specify that a household overpays for housing if it pays 30 percent or more of its gross income on housing. A household with a severe housing cost burden is one paying more than 50 percent of its income on housing. Federal housing programs focus on providing housing to those who need it the most; therefore, the federal government developed an additional income category called extremely low income. It is defined as those earning up to 30 percent of the County MFI.

In 1990, Buena Park had 12,476 owner-households and 9,734 renter-households. According to the Census special tabulations for HUD, housing overpayment issues were more prevalent among renters than among owners in Buena Park. Also, extremely low income households were most severely impacted, with 71 percent of the extremely low income renters and 54 percent of the extremely low income owners experiencing severe housing cost burden in 1990 (see Table 8).

Table 8: Households Overpaying for Housing - 1990
Buena Park

Income	Overpaying Owner-Households			Overpaying Renter-Households		
	% with Cost Burden	% with Severe Cost Burden	Total Households	% with Cost Burden	% with Severe Cost Burden	Total Households
Extremely Low Income (30% MFI)	83%	71%	1,498	66%	54%	845
Very Low Income (50% MFI)	87%	35%	1,613	34%	19%	962
Low Income (80% MFI)	66%	3%	1,430	33%	18%	1,187

Source: HUD CHAS Databook, 1993.

Note: The total number of households deviate slightly from the Census due to the use of census sample data (5 percent) in this special tabulation.

5. Special Needs Groups

Certain segments of the population may have particular difficulties in finding decent, affordable housing due to their special needs. These special needs groups, as defined by State housing element law, include the elderly, disabled persons, large households, female-headed households, farmworkers, and the homeless. Table 9 summarizes the number of households/persons in each of these special needs groups in the City of Buena Park.

**Table 9: Special Needs Groups - 1990
Buena Park**

Special Need Group	Number of Persons or Households	% of Total Population or Total Number of Households
Elderly (65 years and older) households	3,058	13.7%
Living Alone	1,080	4.8%
Large (5 or more members) households	3,959	17.8%
Female-headed households	2,792	12.5%
With Children	1,450	5.2%
Disabled persons (16 years and over)	6,593	12.7%
16 to 64 years old	4,766	9.2%
65 and over	1,827	3.5%
Farmworkers	426	1.21%

Source: 1990 Census.

Note: Percent of disabled persons is of total employed persons.

Elderly Persons

Many senior citizens have fixed incomes and experience financial difficulty in coping with rising housing costs. Most elderly households also have special needs because of their physical disabilities/limitations and dependency needs.

As shown in Table 9, about 14 percent of Buena Park's households were headed by elderly persons aged 65 and above in 1990. Of the 3,058 elderly households, there were 1,080 (4.8 percent of the total households) elderly persons living alone. Elderly persons who live alone may have special needs for assistance with finance, home maintenance and repairs, and other routine activities. This is especially true of persons aged 75 years and older who are more likely to be the "frail elderly." According to the 1990 Census, Buena Park had 560 lower income elderly renter-households, 428 (76 percent) of these households overpaid for housing. Among the 1,346 lower income elderly owner-households, 368 (27 percent) overpaid for housing.

The City recently completed development of Harmony Park, a 59-unit senior citizen rental project. However, more senior housing and assisted living facilities are needed to meet the housing and supportive services needs of the City's senior population.

Disabled Persons

Physical and mental disabilities can hinder access to traditionally designed housing units (and other facilities) as well as potentially limit the ability to earn income. As shown in Table 10, about 6,600 persons (13 percent) in Buena Park's population aged 16 years and over were disabled in 1990. Disabled persons include those with work disabilities and/or mobility/self-care limitations. Of the 6,593 disabled residents in Buena Park, 1,827 or 28 percent were 65 years or older. This is further supporting evidence that the City needs to develop or assist in the development of more senior housing and assisted living facilities for senior residents.

**Table 10: Disability Status of Non-Institutionalized Persons Age 16 and Over
Buena Park**

Age Group	With Work Disabilities only	With Mobility/ Self-care Limitations	With both Work Disabilities and Mobility/Self-care Limitations	Total Disabled Persons
Persons 16 to 64 years old	2,391	1,525	850	4,766
Persons 65 years and over	855	185	787	1,827
Total	3,246	1,710	1,637	6,593

Source: 1990 Census

Most lower income disabled persons are likely to require housing assistance. Their housing need is further compounded by design and location requirements which often drive-up housing costs. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, and other interior and exterior design features.

Large Households

Large households are defined as those with five or more members. The size of these households create special needs if a city lacks adequately-sized, affordable housing units for larger households. Large households, consisting mostly of families with children, often live in overcrowded conditions because of their lower incomes and the limited supply of large, affordable dwelling units. According to the Census, there were 3,959 large households (17.8 percent) in Buena Park in 1990. Among the large households, 56 percent were owner-households and 44 percent were renter-households.

Female-headed Households

Single-parent households often require special consideration and assistance as a result of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed households with children, in particular, tend to have lower incomes than other types of households. Because of their relatively low income, such households often have limited housing options and restricted access to supportive services.

According to the 1990 Census, there were 2,792 female-headed family households in the City, 1,450 (52 percent) of which had children under the age of 18. Approximately 16 percent (456) of the female-headed families were living below the poverty level in 1990. It is also important to point out that a total of 1,797 female householders were living alone; many of them are likely to be seniors.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural labor. They have special housing needs because of their relatively low income and the transient, seasonal nature of their job.

There were approximately 426 Buena Park residents employed in farming, forestry, and fishing occupations in 1990. These individuals accounted for only 1 percent of the City's total employed residents. Given that there are so few persons employed in agricultural-related industries, the City can address their housing needs through its overall programs for housing affordability.

Homeless Persons

According to the Orange County Homeless Issues Task Force, there are approximately 12,000 homeless persons in the County. They consist of 4,000 single persons and 8,000 individuals in families with children: 33 percent are mentally ill (to some degree), 13 percent have HIV or AIDS, and 20 percent are victims of domestic violence.

The 1990 Census reported for Buena Park 6 persons in sheltered facilities and 8 persons visible in the street. However, it has been widely acknowledged that the Census significantly undercounted the homeless population, particularly the unsheltered homeless. The Buena Park Coordinating Council, during the 1993 CHAS development process, submitted an estimate of 39 homeless persons in Buena Park. However, the exact size of the homeless population is unknown and difficult to determine.

At times, the City provides public service funds to the Buena Park Coordinating Council which provides emergency food, clothes and referrals to the homeless, those at risk of becoming homeless, and to lower income households. There is currently one homeless shelter in Buena Park, and other such facilities are present in surrounding cities in Orange County, as shown in Table 11. The First Southern Baptist Church Shelter in Buena Park has a capacity of 52 beds. The Coordinating Council provides vouchers for overnight housing and refers homeless persons to Interfaith in Fullerton or to the Salvation Army in Santa Ana. The City has also funded the Women's Transitional Living Center with CDBG funds.

**Table 11: Inventory of Homeless Services and Facilities -
Serving the Buena Park Area**

Organization	Beds and/or Services Provided
Anaheim Interfaith Shelter P.O. Box 528 Anaheim, CA 92815 (714) 774-8502	Provides 78 beds for families for up to 60 days. Supportive counseling and other services are provided.
Ecumenical Service Alliance Service Center 311 W. South Street Anaheim, CA 92805 (714) 776-7510	Provides food bags, rental and utilities assistance, gas/bus vouchers, hotel vouchers, prescription assistance (when funds are available), job referrals, and employment counseling.
First Southern Baptist Church Shelter 6801 Western Avenue Buena Park, CA 90621 (714) 522 - 7201	Provides 52 beds for individuals and families. Supportive counseling and other services including clothing, transportation, medical/dental services, and job referrals.
Fullerton Interfaith Emergency Services 244 E. Valencia, Room 16 Fullerton, CA 92634 (714) 680-3691	Provides services including food, rental assistance, utilities (when funds are available), referrals to other social service providers, motel vouchers, and grocery vouchers.
Lutheran Social Services 215 N. Lemon Street Fullerton, CA 92632 (714) 738-1058	Provides clothing, limited transportation, referrals, prescriptions, utilities and rental assistance (when funds are available), counseling and English as a Second Language (ESL) classes.
New Vista Shelter (Fullerton Interfaith Emergency Services) Fullerton, CA 92634 (714) 680-3691	Provides 48 beds for families with children for up to 75 days. Services include counseling, self-help classes, shelter programs, and life skill classes.
Salvation Army Family Services 818 E. Third Street Santa Ana, CA 92704 (714) 542-9750	Provides emergency food, clothing, furniture vouchers, referrals to other social service providers, youth and adult programs, and shelter and utility assistance (when funds are available).
Women's Transitional Living Center PO Box 6103 Orange, CA 92667 (714) 992-1931	Provides shelter for battered women and children. Services include food, clothing, employment assistance, and counseling. Stays of up to 45 days are permitted for 52 women plus 6 infants.

Sources:

1. Orange County Homeless Issues Task Force, June 1999
2. Buena Park Consolidated Plan 1995-1999, May 1995

C. HOUSING STOCK CHARACTERISTICS

1. Housing Growth

Housing growth in Buena Park for the 1980-2000 period was 10 percent, well below that experienced by Orange County as a whole (34 percent). Today, Buena Park is a fully urbanized community, with much of its housing stock constructed primarily in the 1950s and 1960s. The housing stock increased only 5.5 percent between 1980 and 1990 and 4 percent between 1990 and 2000 compared to the increases in the County of 21 percent and 10 percent, respectively (refer to Table 12). The limited growth in Buena Park was due primarily to the built out condition of the City.

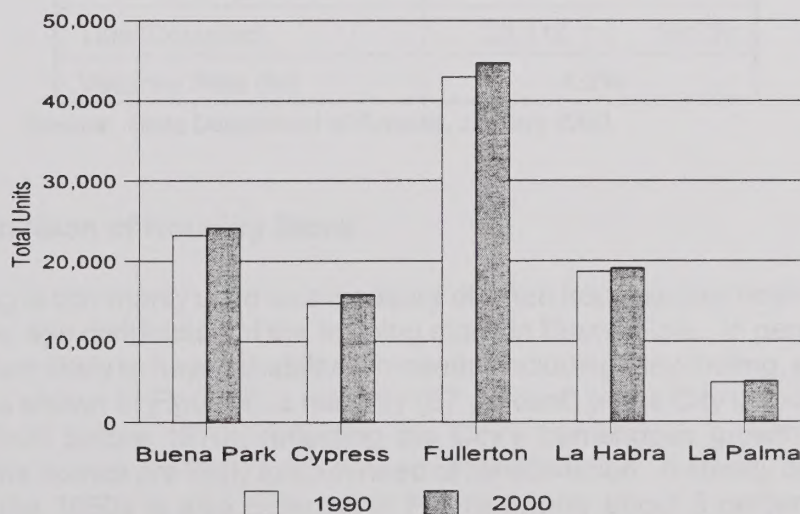
**Table 12: Housing Stock: 1980s and 1990s
Buena Park and Orange County**

Jurisdiction	1980	1990	2000	Change in 1980-1990		Change in 1990-2000	
				#	%	#	%
Buena Park	21,990	23,200	24,142	1,210	5.5%	942	4.1%
Orange County	721,514	875,072	966,086	153,558	21.3%	91,014	10.4%

Sources: 1980 and 1990 Census, State Department of Finance, January 1999

Buena Park's housing stock has not kept up with the 12 percent increase in population between 1990 and 2000. This low housing growth is due primarily to Buena Park's limited supply of vacant land for residential development, as is the case for many cities in Southern California. Figure 7 shows housing growth in the 1990s for Buena Park and nearby cities. All of the cities including Buena Park experienced very little growth in housing units from 1990 to 2000.

**Figure 7: Housing Stock - 1990 to 2000
Buena Park and Nearby Cities**



Sources: 1990 Census and State Department of Finance, January 2000

2. Housing Type and Tenure

The composition of Buena Park's housing stock in 2000 is shown in Table 13. The composition of the City's housing stock in 2000 is essentially the same as that ten years ago due to the small increase in housing stock. Single-family homes are the predominant housing type in 2000, as was the case in 1990. Single-family homes make up about 65 percent of the stock in 2000, while the multi-family share is about 33 percent and mobilehomes comprise the remaining 1 percent. In terms of tenure, over half of the units (56 percent) were owner-occupied in 1990. The City's overall vacancy rate was estimated at 4.3 percent in 2000 according to the State Department of Finance.

**Table 13: Housing Stock Composition - 2000
Buena Park**

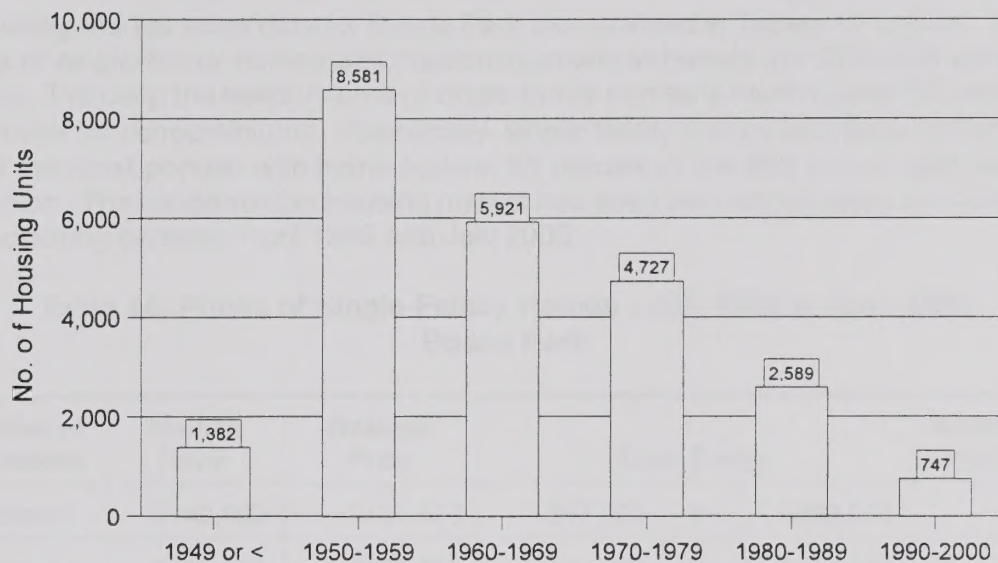
Housing Type	2000	
	No. of Units	% of Total
Single-Family		
Detached	14,072	58.3%
Attached	1,705	7.1%
Total	15,777	65.4%
Multi-Family		
2-4 Units	1,434	5.9%
5+ Units	6,614	27.4%
Total	8,048	33.3%
Mobile Homes	317	1.3%
Total Housing Units	24,142	100.0%
Total Occupied	23,112	95.7%
Vacancy Rate (%)	4.3%	

Source: State Department of Finance, January 2000

3. Age and Condition of Housing Stock

The age of housing is commonly used as a measure of when housing may begin to require repairs. Figure 8 shows the age distribution of the housing stock in Buena Park. In general, housing units over 30 years old are likely to have rehabilitation needs, including new roofing, electrical work, and new plumbing. As shown in Figure 8, a majority (67 percent) of the City's housing stock is 30 or more years old (built before 1970), reflecting the City's tremendous growth in the 1950s and indicating that some homes are likely to be in need of rehabilitation. A steady decrease in housing production since the 1950s is also reflected in Figure 8; only about 3 percent of Buena Park's housing stock is ten years old or less (constructed since 1990).

Figure 8: Age Distribution of the Housing Stock - 2000
Buena Park



Sources: 1990 Census; State Department of Finance, January 2000

An important indicator of the existing condition of the housing supply is the number of structurally substandard units, or units needing rehabilitation or replacement. The 1995 Consolidated Plan estimated that 1,223 housing units (5 percent of the housing supply) were in substandard condition. According to the City's Code Enforcement Manager, most of the current issues (1999) are related to property maintenance including: trash and debris; deteriorating rental homes/apartments; deteriorated fencing and roofs; damaged exterior building material; lawn parking and inoperable vehicles. The majority of the violations have occurred in the Jackson-Fillmore Neighborhood which is comprised primarily of apartment units, many of which were built in the early 1960s and showing evidence of general deterioration. This neighborhood also has problems relating to aging infrastructure.

The City's current inspection program is complaint-oriented, with one Building Inspector devoted to follow-up in the Jackson-Fillmore neighborhood on a weekly basis. However, the City's Neighborhood Improvement Program Task Force is in the process of identifying a long-term strategy for the Jackson-Fillmore neighborhood and to address the lack of maintenance within some of the City's rental housing Stock.

To address the required improvements, the City has continued to allocate CDBG funding and Redevelopment Set-aside funds for housing rehabilitation of low- and moderate- income units. In addition, information regarding rehabilitation standards and preventative housing maintenance is dispensed to the public. By the year 2000, an estimated 1,300 housing units will be 50 years or older indicating a greater need to ward off deterioration.

4. Housing Costs

Housing Sales Prices

Recent housing market sales data for Buena Park are provided in Tables 14 and 15. The median sale prices of single-family homes and condominiums/townhomes are \$196,000 and \$135,500, respectively. Typically, the sales volume of single-family homes is much higher (97 percent of total sales) than that for condominiums. Specifically, single-family homes with three to four bedrooms have been the most popular with home buyers: 85 percent of the 653 homes sold have three to four bedrooms. The condominium housing market has seen very limited sales activities, with only 22 sales occurring between April 1999 and July 2000.

**Table 14: Prices of Single-Family Homes - July 1999 to April 2000
Buena Park**

Number of Bedrooms	Median Price	Average Price	Price Range			Number of Units Sold
1-bedroom	\$140,000	\$134,600	\$67,000	to	\$208,000	5
2-bedroom	\$165,000	\$166,360	\$90,000	to	\$487,000	81
3-bedroom	\$195,000	\$201,300	\$110,000	to	\$550,000	364
4-bedroom	\$207,000	\$215,385	\$105,000	to	\$750,000	189
5-bedroom	\$227,000	\$296,460	\$181,500	to	\$800,000	14
Totals	\$196,000	\$206,430	\$67,000	to	\$800,000	653

Source: California Market Data Cooperatives.

Note: Figures rounded to the nearest \$5.

**Table 15: Prices of Condominiums/Townhomes - April 1999 to July 2000
Buena Park**

Number of Bedrooms	Median Price	Average Price	Price Range			Number of Units Sold
2-bedroom	\$135,000	\$133,750	\$112,500	to	\$150,000	19
3-bedroom	\$149,500	\$145,500	\$130,000	to	\$157,000	3
Totals	\$135,500	\$138,590	\$112,500	to	\$157,000	22

Source: California Market Data Cooperatives.

Note: Figures rounded to the nearest \$5.

Housing Rental Rates

Current rental rates in Buena Park are shown in Table 16. The majority of the rental housing available is apartments. Rents range from \$650 to \$840 for a one-bedroom apartment and from \$650 to \$995 for a two-bedroom apartment. About half of the apartments advertised for rent have two bedrooms. There appears to be a shortage of three-bedroom apartments in Buena Park; few rental ads are for three-bedroom units. Two- and three-bedroom townhomes are available for rent, but these units represent only a small portion of the total rental units available and are at the higher end of the rental range. In general, the average rent for all rental housing types increased about 10 percent between 1998 and 2000.

Housing Costs and Affordability

Using the 2000 HUD-established Area Median Family Income (MFI) for Orange County of \$69,600, the costs of owning and renting a home can be compared to a household's ability to pay for housing. The maximum affordable home prices and monthly rents for a four-person household in Orange County are shown in Tables 17 and 18, respectively. Affordable housing cost is based on a maximum of 30 percent of gross household income going towards mortgage or rental costs. These maximum affordable costs would be adjusted downward for smaller households or upward for larger households.

**Table 16: Rental Rates
Buena Park**

Housing Type and Number of Bedrooms	Rental Range
<i>Apartments</i>	
Studio	\$610 - \$670
1-Bedroom	\$650 - \$840
2-Bedroom	\$650 - \$995
3-Bedroom	\$975
4-Bedroom	\$1,075
Total	\$610 - \$1,075
<i>Townhomes</i>	
2-Bedroom	\$918
3-Bedroom	\$1,025 - 1,375
Total	
Total Units	\$600 - \$1,075

Sources: RealFacts, June 1999; PennySaver 5/10/2000 and 5/31/2000; and Apartments for Rent, May 10-23, 2000.

Given the maximum affordable home prices as presented in Table 17 and median home price of \$196,000 and median condominium price of \$135,500, affordable homeownership opportunities are extremely limited for very low-income (0 to 50 percent of MFI) households regardless of household size. In terms of the rental market, very-low income small households could afford most studio and one-bedroom apartments. However, these units are not suitable for housing families. Larger size units with three or more bedrooms are not typically affordable to very low income households.

Homeownership for low-income (51 to 80 percent of MFI) households is also limited. Although there are two-bedroom homes and condominium/townhome units for sale in the affordable price range, this type of unit appears to be scarce. In terms of rental housing, low-income households at the upper end of the income limit can afford most rental options. However, low-income households at the lower end of the income limit (making between 51 and 60 percent of the MFI) often have difficulty in finding affordable rental housing.

Moderate-income (81 to 120 percent of MFI) households should be able to purchase a home of adequate size in Buena Park. In terms of rental options, moderate-income households can afford the full range of rental units available in Buena Park.

**Table 17: Affordable Homeownership Costs by Income Category - 2000
Orange County**

Income Group (defined as % of County MFI)	Median Income	Monthly Affordable Housing Cost	Property Taxes, Utilities Home- ownership Insurance	Affordable Mortgage Monthly Payment	Maximum Affordable 30-Year Mortgage	Maximum Affordable Home Price
Very Low Income (0-50% MFI)						
One Person	\$24,350	\$609	\$250	\$359	\$51,309	\$57,010
Small Family	\$34,800	\$870	\$300	\$570	\$81,522	\$90,580
Large Family	\$37,600	\$940	\$350	\$590	\$84,382	\$93,758
Low Income (51-80% MFI)						
One Person	\$35,150	\$879	\$300	\$579	\$82,773	\$91,970
Small Family	\$50,200	\$1,255	\$350	\$905	\$129,434	\$143,815
Large Family	\$54,200	\$1,355	\$400	\$955	\$136,585	\$151,761
Moderate Income (81-120% MFI)						
One Person	\$58,450	\$1,461	\$300	\$1,161	\$166,083	\$184,536
Small Family	\$83,500	\$2,088	\$350	\$1,738	\$248,498	\$276,109
Large Family	\$90,200	\$2,255	\$400	\$1,855	\$265,303	\$294,781

Notes:

1. Calculation of affordable home sales price based on downpayment of 10%, 7.5% interest, 30-year mortgage, and monthly payment of 30% of gross household Income.
2. Income limit by household size established by the State Department of Housing and Community Development.
3. Small Family = 4-person household and Large Family = 5-person household

**Table 18: Affordable Rents by Income Category - 2000
Orange County**

Income Group (defined as % of Area MFI)	Median Income	Monthly Affordable Housing Costs	Utility Allowance	Affordable Monthly Rent
Very Low Income (0-50% MFI)				
One Person	\$24,350	\$609	\$50	\$559
Small Family	\$34,800	\$870	\$100	\$770
Large Family	\$37,600	\$940	\$100	\$840
Low Income (51-80% MFI)				
One Person	\$35,150	\$879	\$50	\$829
Small Family	\$50,200	\$1,255	\$100	\$1,155
Large Family	\$54,200	\$1,355	\$100	\$1,255
Moderate Income (81-120% MFI)				
One Person	\$58,450	\$1,461	\$50	\$1,411
Small Family	\$83,500	\$2,088	\$100	\$1,988
Large Family	\$90,200	\$2,255	\$100	\$2,155

Notes:

1. Income limit by household size established by the State Department of Housing and Community Development.
2. Small Family = 4-person household and Large Family = 5-person household

5. Assisted Housing At-Risk of Conversion

State law requires that the City identify, analyze, and propose programs to preserve existing multi-family rental units which are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years. Thus, this at-risk housing analysis covers the period from July 1, 2000 through June 30, 2010. Consistent with State law, the following identifies publicly assisted housing units in Buena Park, analyzes their potential to convert to market rate housing uses, and analyzes the cost to preserve or replace those units.

An inventory of the City's publicly assisted multi-family rental housing is shown in Table 19. This inventory includes all multi-family rental units assisted under federal, state, and/or local programs. Table 20 shows those units that are considered to be at-risk during the period from July 1, 2000 through June 30, 2010. As shown in Table 20, there are 125 units that are at-risk due to termination of Section 8 contracts, or expiration of affordability controls on density bonus projects.

Section 8 Contracts

Under the HUD Section 8 program, participating building owners are entitled to receive HUD Fair Market Rents (FMRs) for their units with Section 8 contracts. Under special conditions, HUD will pay beyond the FMRs. On the Section 8 units, HUD makes up the difference between 30% of a household's monthly income and the FMRs. Newport House and Casa Maria are senior housing projects with expiring Section 8 contracts.

Density Bonus Affordability Controls

The City has made extensive use of the Density Bonus program, facilitating the development of several projects since 1984. According to the City's local ordinance, the minimum commitment period of available affordable rental units is 10 years for a housing development with a density bonus. If regulatory concessions are granted, the minimum commitment period is 30 years. Regulatory concessions are not typically granted by the City; therefore, an affordability period of 10 years has been assumed for this analysis. Based on the Density Bonus records provided by the City, a total of 15 affordable units in eight density bonus projects will expire between 2000 and 2001.

Table 19: City-Assisted Multi-family Rental Housing Projects in Buena Park

Project Name Address	Total Units	Program	Assisted Units	Bedroom Mix	Potential Conversion Date	Rent- to- FMR
Federal Programs						
Newport House 8361 Knott Ave.	11	Section 202	10	10 1-bdrm	06/01/27	
		Section 8	10	10 1-bdrm	11/23/07	192%
Casa Santa Maria 7551 Orangethorpe	100	Section 202	100	100 1-bdrm	08/01/22	
		Section 8	100	100 1-bdrm	02/11/02	114%
Local Programs						
Harmony Park Senior Housing	59	Redevelopment Set-Aside	59	57 1-bdrm 2 3-bdrm	Perpetuity	
8111 West 9 th St.	12	Redevelopment Set-Aside	12	10 2-bdrm 2 3-bdrm	2026	
Palm Village Apartments	39	Set-Aside Non-profit built	39	--	Perpetuity	
Flower Tree Apartments	25	Redevelopment Set-Aside	25	--	2027	
Density Bonus Projects built in 1985	70	Density Bonus	13	2-bdrm	1995	
Density Bonus Projects built in 1986	130	Density Bonus	26	2-bdrm	1996	
Density Bonus Projects built in 1987	125	Density Bonus	16	2-bdrm	1997	
Density Bonus Projects built in 1988	167	Density Bonus	32	2-bdrm	1998	
Density Bonus Projects built in 1989	84	Density Bonus	18	2-bdrm	1999	
Density Bonus Projects built in 1990	59	Density Bonus	11	2-bdrm	2000	
Density Bonus Projects built in 1991	20	Density Bonus	4	2-bdrm	2001	
Total Units	901		380			

Source: City of Buena Park, 1999.

Table 20: At-Risk Multi-family Rental Housing Projects in Buena Park

Project Name Address	Total Units	Program	Assisted Units	Bedroom Mix	Potential Conversion Date	Rent- to- FMR
Federal Programs						
Newport House 8361 Knott Ave.	11	Section 8	10	10 1-bdrm	November 2007	192%
Casa Santa Maria 7551 Orangethorpe	100	Section 8	100	100 1-bdrm	February 2002	114%
Local Programs						
7452 8 th St.	6	Density Bonus	1	2-bdrm	2000	
6331 Los Robles Ave.	9	Density Bonus	1	2-bdrm	2000	
6062 Western Ave.	11	Density Bonus	3	2-bdrm	2000	
5902 Western Ave.	11	Density Bonus	2	2-bdrm	2000	
5952 Western Ave.	8	Density Bonus	1	2-bdrm	2000	
5811 Kingman Ave.	14	Density Bonus	3	2-bdrm	2000	
5921 Western Ave.	9	Density Bonus	1	2-bdrm	2001	
6062 Western Ave.	11	Density Bonus	3	2-bdrm	2001	
Total Units	190		125			

Preservation Costs

Preservation of these at risk units in Buena Park can be achieved in several ways: 1) restructuring of the mortgage financing; 2) provision of rental assistance to tenants using funding sources other than Section 8 contracts; and/or 3) purchase of affordability covenants on the at-risk units.

Typically, transferring the at-risk projects to nonprofit ownership would ensure the long-term affordability of the units. However, this option is not applicable to the at-risk projects in Buena Park. Newport House and Casa Maria are already owned by nonprofit organizations and are at risk of losing their rent subsidies. The applicable options for these projects are to restructure financing in such a way that rent subsidies would no longer be needed, and/or to substitute the expiring Section 8 assistance with rent subsidies from other funding sources.

For the density bonus projects, only a fraction of the housing units in each project are affordable. Transferring ownership of the entire project to preserve the affordability on these units would not be cost-effective. An alternative option is through replacement; by purchasing one or more buildings with a total number of units equaling the at risk units in the density bonus projects.

Restructuring Mortgage Financing: Restructuring the mortgage financing of a subsidized project can eliminate or reduce the need to provide ongoing subsidies. The Multifamily Assisted Housing Reform and Affordability Act of 1997 addresses expiring Section 8 contracts. This act provides authority to HUD to operate a program to reduce over-subsidized Section 8 contracts, restructure project financing, and provide funds for rehabilitation needs. Under this program, owners are given favorable tax treatment provided that they preserve units at rents affordable to low- and moderate-income households. Eligible projects include FHA-insured projects (e.g. Section 236(j)(1)) receiving Section 8 project-based assistance for some or all units, where rents exceed market rents. Based on their Rent-to-FMR ratios, both Newport House and Casa Maria may be eligible to participate in the HUD-funded Mark-to-Market program which offers tax incentives for the financial restructure of the projects to reduce Section 8 subsidies required. Furthermore, both Newport House and Casa Maria are nonprofit-owned housing for seniors. Renewal of Section 8 subsidies is given a priority by HUD.

Rental Assistance: Currently, availability of funding for Section 8 contract renewal is uncertain. Rent subsidies using State, local, or other funding sources can be used to maintain affordability of all at-risk units in Buena Park. These rent subsidies can be structured to mirror the Section 8 program.

Under the Section 8 voucher program, HUD pays owners the difference between what tenants can afford (defined as 30 percent of household income) and what HUD and the local Housing Authority estimate to be Fair Market Rent on the unit. Rental assistance can be implemented through vouchers similar to the Section 8 voucher program, which allow the tenants to choose where they want to live.

Table 21: Rent Subsidies Required for At-Risk Units in Buena Park

Project Units	Affordable Units at Risk
1-bedroom	110
2-bedroom	15
Total	125
Total Monthly Rent Income Supported by Rent Affordable to Very Low-Income Households	\$71,180
Total Monthly Rent Allowed by Fair Market Rents	\$92,565
Total Annual Subsidies Required	\$256,620
Average Annual Subsidy per Unit	\$2,053
Average Monthly Subsidy per Unit	\$171

1. Affordable monthly rent for a very low-income household is \$559 based on a 1-person household, \$646 based on a 2-person household.
2. 2000 Fair Market Rents in Orange County for a 1-bedroom is \$720, and 2-bedroom is \$891.
3. 1-bedroom unit = 1-person household; 2-bedroom unit = 2-person household.

The feasibility of this alternative, in the case of the property owner, depends on their willingness to accept rental vouchers. In terms of cost-effectiveness, rental subsidies are less costly than constructing new assisted housing. The total amount needed to subsidize the rent for the tenants to remain in the at-risk projects is shown in Table 21. Given the unit mix of all 125 at-risk units, the total cost of subsidizing the rents for these units is estimated at \$21,388 per month, or approximately \$256,620 annually.

Affordability Covenant: Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as low-income housing. This option applies only to the density bonus projects since Newport House and Casa Maria are non-profit owned senior housing and must remain as affordable housing. Incentives could include writing down the interest rate on the remaining mortgage, and/or supplementing the rent received to market levels. The feasibility of this option depends on whether the complexes are too highly leveraged. By providing lump-sum financial incentives or on-going subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Replacement Costs

There are two replacement options: 1) purchase of similar units to replace the at risk units; and 2) construct new assisted housing units. The replacement options are only applicable to the density bonus projects. Newport House and Casa Maria are at risk of losing only their rent subsidies.

Purchase of Similar Units: Table 22 presents the estimated market value of the 15 density bonus units in Buena Park. Current market value of the at risk units can generally be estimated on the basis of potential income, operating and maintenance expenses, and the building condition. As shown in Table 22, the current market value of the 15 at risk units is about \$1.2 million.

Table 22: Market Value of At-Risk Housing Projects in Buena Park

Project Units	Affordable Units at Risk
2-bedroom	15
Total Units	15
Annual Operating Cost	\$45,000
Gross Annual Income	\$153,900
Net Annual Income	\$108,900
Market Value	\$1,197,900

Market value for each project is estimated with the following assumptions:

1. The average market rent for a 2-bedroom unit is \$900.
2. Average size for a 2-bedroom is 750 square feet.
3. Vacancy rate = 5%
4. Annual operating expenses per square foot = \$4.00
5. Market value = Annual net project income times multiplication factor
6. Multiplication factor is 10 for a building in fair condition, 11 for a building in moderate condition and 12 for a building in excellent condition. At-risk projects in Buena Park are assumed to be in moderate conditions.

Construction of Replacement Units: According to the 1999 Orange County Affordable Housing Strategy, a typical two-bedroom apartment costs around \$150,000 to develop. The cost to replace the 15 at-risk units in density bonus projects is therefore about \$2.25 million.

Cost Comparison

Newport House and Casa Maria are nonprofit-owned senior housing receiving Section 8 subsidies. Should Section 8 be discontinued, the most cost-effective option to ensure long-term affordability of these units is to restructure the financing to the extent that rent subsidies will no longer be needed. However, this option requires some up-front investment.

For the density bonus units, either purchasing replacement units or affordability covenant would be more cost-effective than constructing new units.



3. HOUSING CONSTRAINTS

Actual or potential constraints on the provision and cost of housing affect the development of new housing and the maintenance of existing units for all income levels. Market, governmental, infrastructural, and environmental constraints to housing development in Buena Park are discussed below.

A. MARKET CONSTRAINTS

1. Construction Costs

The cost of building materials is a major cost associated with constructing a new housing unit. For single-family construction, typical construction costs range from approximately \$60 to \$70 per square foot. For multi-family construction, the 1999 *Orange County Affordable Housing Strategy* indicates that including the cost of land, a typical two-bedroom apartment costs around \$150,000 to develop.

Reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could result in lower sales prices. In addition, prefabricated factory-built housing may provide lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs generally decrease due to economies of scale. This type of cost reduction is of particular benefit when density bonuses are used for the provision of affordable housing.

2. Land Costs

A key component of the total cost of housing is the price of raw land and any necessary improvements. The diminishing supply of land available for residential construction combined with a fairly high demand for such development has served to keep the cost of land relatively high, particularly in Orange County. High and rapidly increasing land costs in the County have resulted in homebuilders developing more and more high-priced homes in order to preserve profits, according to the County's *Housing Strategy*.

According to County Assessor's data on assessed land values, multi-family residential land is assessed at an average of \$5 to \$6 per square foot or about \$250,000 per gross acre. Single-family residential land is assessed at an average of \$76,000 per lot.

3. Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Interest rates are determined by national policies and economic conditions, and there is little that local government can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population. In addition, government-insured loan programs may be available to reduce mortgage downpayment requirements.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. As shown in Table 23, a total of 1,268 households applied for conventional mortgage loans to purchase homes in Buena Park. In 1998 about 67 percent were originated (approved by lenders and accepted by applicants). The overall denial rate was 14 percent, while 19 percent of the applications were withdrawn, closed for incompleteness, or not accepted by the applicants. The denial rate was only slightly higher for moderate income households than for low income households, but significantly higher than for very low income households. Comparatively few very low income households purchased homes in 1998.

Table 23: Disposition of Home Purchase Loans in Buena Park

Applicant Income	Conventional Loans				Government-Assisted Loans			
	Total Applications	% Originated	% Denied	% Other ¹	Total Applications	% Originated	% Denied	% Other
Very Low Income (<50% MFI)	85	52.9%	21.2%	25.9%	33	63.6%	18.2%	18.2%
Low-Income (51- 79% MFI)	269	65.1%	17.8%	17.1%	188	78.2%	8.0%	13.8%
Moderate-Income (80-119% MFI)	437	72.8%	10.5%	16.7%	155	81.3%	5.8%	12.9%
Upper Income (>=/ 120% MFI)	411	68.4%	11.4%	20.2%	44	79.5%	13.6%	6.9%
Not Available	66	39.4%	25.8%	34.8%	18	50.0%	0.0%	50.0%
Total	1,268	66.6%	13.9%	19.5%	438	77.2%	8.2%	14.6%

Note: Other includes applications approved but not accepted, files closed for incompleteness, and applications withdrawn.

Source: Home Mortgage Disclosure Act (HMDA) data, 1998

Government-backed lending represents a significant alternative financing for Buena Park residents. A total of 438 households applied for government-backed lending in 1998. Among these, the denial rate for very low-income applicant households was significantly higher than for low and moderate income households. However, very low and low-income households have a much better chance of getting a government-assisted loan than a conventional loan.

The disposition of conventional and government-assisted home improvement loans are shown in Table 24. Compared to mortgage loans, home improvement loans were much more difficult to secure. Typically, a household with a first mortgage loan finds it difficult to qualify for a second loan for home improvement due to the high debt-to-income ratio.

The overall approval rates for conventional and government-assisted home improvement loans were low, with only 50 percent and 35 percent of applications originated, respectively. The denial rates for all income groups were relatively high compared to home purchase loans, with very low and low income households experiencing more difficulty in securing loans than other income groups. Increasing the availability of financing for households to improve or rehabilitate their homes is important to improving the overall quality of housing in Buena Park.

Table 24: Disposition of Home Improvement Loans in Buena Park

Applicant Income	Conventional Loans				Government-Assisted Loans			
	Total Applications	% Originated	% Denied	% Other ¹	Total Applications	% Originated	% Denied	% Other
Very Low Income (<50% MFI)	69	46.4%	34.8%	18.8%	17	23.5%	64.7%	11.8%
Low-Income (51- 79% MFI)	86	43.0%	34.9%	22.1%	41	22.0%	61.0%	17.0%
Moderate-Income (80-119% MFI)	113	43.4%	34.5%	22.1%	56	30.4%	42.9%	26.7%
Upper Income (>=/ 120% MFI)	74	50.0%	35.5%	14.5%	37	54.1%	29.7%	16.2%
Not Available	39	92.3%	5.1%	2.6%	6	83.3%	0.0%	16.7%
Total	381	50.1%	31.8%	18.1%	157	35.0%	45.2%	19.8%

Note: Other includes applications approved but not accepted, files closed for incompleteness, and applications withdrawn.

Source: Home Mortgage Disclosure Act (HMDA) data, 1998

B. GOVERNMENTAL CONSTRAINTS

Aside from market factors, housing affordability is also affected by factors in the public sector. Actions by the City can have an impact on the price and availability of housing. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development.

1. Land Use Controls

The Land Use Element of Buena Park's General Plan sets forth the City's policies for guiding local development and growth. These policies, together with existing zoning regulations, establish the amount and distribution of land uses within the City. Buena Park's General Plan provides for three broad categories ranging from low to high density. These categories include the following:

Low-Density Residential: Provides for single-family detached homes on individual lots. The typical lot size for this category is 6,000 square feet. The base development intensity standard ranges from 2.72 units per acre up to 7.2 units per acre depending on the underlying zoning. Product types at the base density and below are typically detached single-family units, while at the maximum density attached units may be necessary.

Medium-Density Residential: Characterized by attached housing, condominium units and apartments with a base development intensity standard of 10 units per acre. Product types at the base density include townhomes and other attached housing types. At the higher allowable densities, housing product types would typically be stacked flat and mid-rise condominium/apartments.

High-Density Residential: Characterized by condominium and apartments with a base development intensity standard of 20 dwelling units per acre. Product types at the base density include stacked flat condominium apartments. At the higher allowable densities, housing product types are mid-rise condominium/apartments.

According to the General Plan, the base land use density refers to the maximum number of units per acre permitted under the corresponding zoning district. The development intensity standards for the residential land use designations may vary through the use of bonuses granted as part of a development approval. These include the Site Area Bonus and Affordable Housing Bonus. Increased density can also be achieved through planned development and cluster planning techniques.

Site Area Bonus

The City promotes the assembly of parcels to encourage larger multiple-family developments. As indicated in the General Plan, up to 6 additional units per acre (over the number permitted by the base land use density) may be granted as a site assembly bonus in areas designated as Medium Density Residential. The site area bonus for the High Density Residential category is 4 additional units per acre.

Affordable Housing Bonus

The purpose of the City's Affordable Housing Bonus is to expand the affordable housing stock in proportion with the overall increase in residential units in the City through the provision of density bonuses to encourage the development of low to moderate income housing. The City's Zoning Ordinance permits a density bonus when affordable housing is included within a residential development in a residential zone other than the RMH (mobile home park). For elderly housing, a maximum bonus of 100 percent is permitted. For any other type of housing, the maximum bonus is 25 percent.

The development intensity standard for medium density residential land use may be increased from 20 to 32 units per acre with the application of an affordable housing bonus. The standard for high density residential land use may be increased from 25 to 48 units per acre.

Cluster Bonus/Planned Development

For single-family residential developments that apply cluster or planned development designs, a cluster bonus of 20 percent may be granted, reducing the average lot size and increasing the density permitted.

2. Residential Development Standards

The City of Buena Park Zoning Ordinance contains seven zoning districts which are intended to provide for a range of housing types and prices. A description of the zones including density factors are shown in Table 25. Residential development standards are summarized in Table 26.



College Park

Planned development at a density of 6 units per acre for detached homes and 9 units per acre for attached homes.

As described previously, the City's Affordable Housing Bonus and Site Area Bonus permit an increase in density in the Medium Density residential (RM) zones to encourage both larger multi-family developments and the development of low to moderate income housing. Therefore, the density standards are not viewed as a constraint to development. Apart from the maximum density permitted by the Zoning Ordinance, two standards that may affect the number of units that can be constructed on a given lot are maximum lot coverage and height limits. Buena Park's Zoning Ordinance restricts the amount of lot area that may be covered by development to 40 percent in all residential zones (except RMH). Two-story (35') building heights are only permitted in Multifamily Residential if they are more than 50 feet from a Single-family residential (RS) zone, however, a greater height may be authorized by conditional use permit. Future residential development will occur primarily in four areas identified by the City as where recycling can occur. These areas are zoned RM-20 and given their locations, the two-story or 35-foot height limit most likely will apply. Furthermore, the City grants a variety of bonuses to facilitate affordable housing development. Under the RM-20 category the City has realized developments that range from 20 to 30 units per acre depending upon lot size and the developer's desire to construct affordable units.

The parking standards related to residential development within the City are in concert with those being used by other surrounding communities. Specifically, for apartment housing development in the RM-10 and RM-20 zones, garage parking is not a requirement; instead, carport parking can be provided.

Affordable Housing Ordinance

The City facilitates affordable housing for families and seniors through an Affordable Housing Ordinance adopted in 1996. The ordinance provides the following incentives for affordable family rental housing development:

- Increase in density up to 25 percent
- Reduction in minimum open area
- Increase in maximum building coverage
- Reduction in minimum side and rear yards
- Reduction in minimum parking stall width

For senior housing development, the Affordable Housing Ordinance provides for the following:

- Increase in density up to 100 percent
- Reduction in minimum per unit floor area
- Reduction in parking requirements

Table 25: Residential Categories and Zoning Districts in Buena Park

General Plan Land Use Description	Corresponding Zoning District	Base Density (du/ac)	With Cluster/Planned Dev. Bonus (du/ac)	With Affordable Housing Bonus (du/ac)	Description
Low Density Residential	One-Family Residential RS-6	7.26	8.7	14.5 - Senior 9.1 - Other	For the development and preservation of residential areas of single-family homes located on moderate to minimum-size lots on relatively flat terrain.
	Suburban Residential RS-8	5.45	6.5	10.9 - Senior 6.8 - Other	For the development and preservation of residential areas of single-family homes on medium-size lots located in hillside areas or near a golf course.
	Estate Residential RS-10	4.36	5.2	8.7 - Senior 5.5 - Other	For the development and preservation of residential areas of single-family homes on relatively large lots located adjacent to or near a golf course.
	Select Estate Residential Zone RS-16	2.72	3.3	5.4 - Senior 3.4 - Other	For the development and preservation of residential areas of single family homes on large lots in order to maintain a park-like setting within a hillside environment.
General Plan Land Use Description	Corresponding Zoning District	Base Density (du/ac)	With Site Area Bonus (du/ac)	With Affordable Housing Bonus (du/ac)	Description
Medium Density Residential	Mobilehome Park Zone RMH	12	--	--	For the development and preservation of mobilehome park communities which are attractive for permanent residence and include the facilities and services for such residence.
	Low-Density Multi-family Residential Zone RM-10	10	16	20 - Senior 12.5 - Other	For the development and preservation of relatively low-density garden apartments, townhouses, condominiums, and other forms of attached dwellings in an attractive environment, with outdoor areas for both private and common use.
High Density Residential	Medium-Density Multi-family Residential Zone RM-20	20	24	40 - Senior 25 - Other	For the development and preservation of medium-density apartments, condominiums, and group quarters in locations convenient to community commercial, recreational, and cultural activities.

Sources: City of Buena Park Zoning Ordinance, 1999; Land Use Element of the General Plan, City of Buena Park, 1989.

Table 26: Residential Development Standards by Zoning District in Buena Park

Standards	RS-6	RS-8	RS-10	RS-16	RM-10	RM-20	RMH
Primary Housing Type	Single-family dwellings	Single-family dwellings on medium lots	Estate-type single-family dwellings on large lots	Single-family dwellings on large lots in hillside areas.	Low-density multiple family dwellings	High-density multiple family dwellings	Mobile Home Park
Minimum Lot Area ¹	6,000 sq.ft.	8,000 sq.ft.	10,000 sq.ft.	16,000 sq.ft.	12,500 sq.ft.	12,500 sq.ft.	200,000 sq.ft.
Maximum Building Coverage	40%	40%	40%	40%	40%	40%	40%
Maximum Building Height	2 Stories or 30'	2 Stories or 30'	2 Stories or 30'	2 Stories or 30'	2 Stories or 35' if more than 50' from RS zone, otherwise 15' or one story ²	2 Stories or 35' if more than 50' from RS zone, otherwise 15' or one story ²	2 Stories or 30'
Parking Requirements	2 garage spaces	2 garage spaces	2 garage spaces	2 garage spaces	Apartments: 1 space in garage or carport + 1 other space/du Condos: 2 garage spaces + 0.33 visitor space/du	1 space in garage or carport + 1 other space/du	2 spaces + 0.25 visitor space/du

1. As specified in Section 19.308.050 of Zoning Ordinance. However, for cluster and planned developments, a 20% density bonus may be granted, reducing the minimum lot size.
2. With a Conditional Use Permit, the maximum building height can be increased.

Source: Zoning Ordinance, City of Buena Park, January 1999

3. Provisions for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The following paragraphs describe the City's provisions for these types of housing.

Second Units

Second units are located on the same lot as the primary unit and provide complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation. The City's Zoning Ordinance permits second dwelling units in all single-family residential zones on parcels which contain an existing single-family dwelling. The second dwelling unit must comply with all height, setback, lot coverage, and other applicable zoning requirements.

Mobile Homes and Modular Housing

Mobile homes and modular housing offer alternatives to conventionally constructed homes. The California State Legislature passed a law in 1981 requiring localities to either allow manufactured housing in all single-family residential zones or designate specific areas in which manufactured housing could be located. This law also states that manufactured housing must be installed on State approved foundations. Buena Park provides for mobile homes within its Mobile Home Park (RMH) zone subject to the provisions of the Uniform Building Code. Mobile home parks are also conditionally permitted in a Planned Development zone, subject to the provisions of the General Plan for the individual area designated as Planned Development.

Multi-Family Rental Housing

Multi-family housing makes up about one-third (8,048) of the City's housing stock. Buena Park's Zoning Ordinance provides for multiple family developments in the Medium density residential (RM-10 and RM-20) zones, as well as for mobile homes in the Mobile Home Park (RMH) zone. The maximum dwelling unit densities range from 10 units per acre in the RM-10 zone, to 20 units per acre in the RM-20 zone.

Density bonuses are available to offset costs of providing affordable housing units. When affordable housing is included within a residential development in a residential zone other than Mobile Home Park (RMH) zone, an affordable housing bonus may be granted. For senior housing, the maximum bonus is 100 percent of the permitted density. For other housing, the maximum bonus is 25 percent of the permitted density.

Transitional Housing and Emergency Shelters

There is currently one emergency shelter for the homeless within the City of Buena Park. The City's Zoning Ordinance accommodates emergency and transitional housing facilities through a variety of provisions. Under the uses considered as Community Residential Care, small group care homes are permitted in all residential zones except in the RMH zone. Other community residential

care facilities are conditionally permitted in all residential zones except in the RMH zone. Group quarters are conditionally permitted in the Medium Density residential zones (RM-10 and RM-20), as well as incidentally permitted in several commercial zones (CO, CS, and CG). An incidental conditional use is one incidental to another primary use of the site.

4. Development and Planning Fees

The City collects various fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. These fees are relatively low compared to other jurisdictions. Table 27 provides a listing of fees the City charges for residential development. In addition, there may be other fees assessed depending upon the circumstances of the development. Residential development projects may be subject to various impact fees. The City does not provide a waiver of fees for the development of affordable housing. The planning, building, and engineering fees average to about \$7,068 for a single-family home and \$31,072 for a five-unit multi-family project (\$6,214 per unit). The only development impact fee charged by the City is for traffic mitigation. Traffic impact fee is only about \$432 for a typical single-family home and \$815 for a five-unit multi-family project (\$163 per unit).

Table 27: Planning Department Schedule of Fees in Buena Park

Fee Type	Fees	Appeal Fees
Adjustment		
Single-Family	\$100	\$50
Other	\$400	\$200
CC & R's	\$975	\$487.50
Conditional Use Permit	\$1,600	\$800
Density Bonus Agreement/Recordation	\$185	---
Development Agreement	Actual Costs + \$2,500	---
Driveway Plan Review	\$35	---
Environmental Impact Report Review		
Categorical Exemption	\$88	---
Negative Declaration	\$303	---
EIR	Actual costs + 10%	
Extension of Approval	\$150	\$75
Extension of Non-Conforming Privileges	\$1,025	\$512.50
General Plan Amendment	\$1,400	\$700
Preliminary Plan Review	\$200	---
Site Plan: Single-Family Residence	\$275	\$137.50
Site Plan: Other than Single-Family	\$1,025	\$512.50
Tentative Parcel Map (4 Lots or Less)	\$780	\$390
Specific Plan	Actual Costs + 15%	---
Variance: Single-Family Residential	\$525	\$262.50
Zone Change	\$1,400	\$700

Source: Planning Department, City of Buena Park, October 1997

5. Building Codes and Enforcement

In addition to land use controls, local building codes also affect the cost of housing. The City of Buena Park has adopted the Uniform Building Code (UBC) which establishes the minimum standards for new construction. While the City may impose more stringent standards, it cannot adopt standards that are below those of the UBC. No standard has been adopted above the minimum standards of the UBC.

6. Local Permits and Processing Times

The processing time needed to obtain development permits and required approvals is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. In response to State law, California cities have been working to improve the efficiency of permit and review processes by providing "one-stop processing," thereby eliminating duplication of effort. The passage of Assembly Bill 884, which took effect on January 1, 1978 has also helped reduce government delays by : 1) limiting processing time in most cases to one year; and 2) eliminating some of the "red tape" by requiring agencies to specify the information needed to complete an acceptable application.

When residential projects are initiated in the City, specific approvals are required which involve permits and inspections. The most common housing applications and permit processing times are indicated in Table 28. These times are quite favorable compared to those experienced by other nearby jurisdictions. However, depending on the level of environmental review required, the processing time for a project may be lengthened. Typically, the processing time for a single-family home or a small multi-family housing development is between four and six weeks.

Table 28: Approximate Development Processing Times in Buena Park

Process	Time
Conditional Use Permit	6 - 8 weeks
General Plan Amendment	8 - 12 weeks
Environmental Impact Reports	4 - 6 months
Plan Checking/Building Permits	6 - 8 weeks
Site Plan Review	3 - 6 weeks
Tentative Tracts	4 - 6 weeks
Variance	3 - 6 weeks
Zone Change	8 - 10 weeks

Source: Planning Department, October 1999.

Note: Processing time commences when applications are accepted.

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Buena Park is subject to the following environmental and infrastructure constraints. The City is located in a seismically active region with a number of faults found in its proximity. The potential for seismic activity and related slope stability issues present constraints upon development. In order to accommodate future residential development, improvements to the infrastructure, such as sewer, water, and electrical systems, are necessary.

1. Seismic Hazards

The City is likely to experience ground shaking associated with the active and potentially active faults systems in the surrounding area. The City's proximity to the Norwalk, Whittier, Newport-Inglewood and other regional faults, along with a potential for ground failure due to liquefaction in some areas, present a risk. Considerable portions of the City are considered to have medium to high liquefaction susceptibility.

2. Flooding

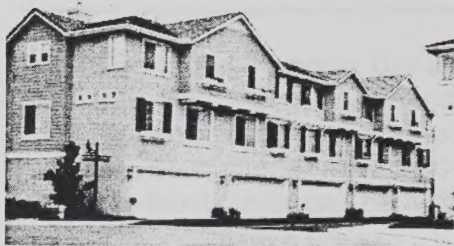
The Land Use Element has designated a small portion of the City within a Flood Management Overlay Zone. This overlay category indicates those areas of the City which are subject to flooding in a 100-year frequency storm. Development in these areas must provide mitigation in accordance with the Federal Emergency Management Agency requirements, in addition to those of the underlying land use designation and zoning.

3. Hazardous Material

There are several industrial and research facilities that store and/or use hazardous materials in their operations. There are also a number of underground hazardous materials transmission pipelines within Buena Park. Rupture of these lines will result in leakage and possible contamination, explosion and/or fire. Housing should not be located adjacent to these uses due to land use compatibility issues.

4. Infrastructure Constraints

Water facilities, sewer facilities, streets, sidewalks, and curbs are of critical importance in the urban environment. The provision and maintenance of these facilities enhance the safety and character of the City's neighborhoods and serve as an incentive to homeowners to maintain their homes. Alternatively, when these public improvements are left to deteriorate or their use is overextended, neighborhoods can become neglected and show early signs of deterioration. Future development may result in the need for additional infrastructure (roads, facilities for the provision of water and power etc.) and public safety facilities including police, fire and paramedic services, which may pose a constraint to development.



4. HOUSING RESOURCES

The resources available for the development, preservation, and conservation of housing in Buena Park include the residential sites available for construction of housing, the financial resources available to facilitate affordable housing development in the community, entities with the interest and ability to develop, purchase, and/or manage affordable housing, as well as energy conservation resources available to reduce housing utility costs for residents.

A. AVAILABILITY OF SITES FOR HOUSING

1. Vacant Land

Important components of the Buena Park Housing Element are identification of sites for future housing development and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs (as determined by SCAG). The City prepared a Vacant Land Inventory in January of 1999 which shows vacant sites by parcel number throughout the City. Based on this vacant land inventory, Buena Park is almost completely developed (98.5 percent). This inventory shows that 10.6 acres are designated for one-family residential, and 2.5 acres are designated for multi-family residential. Table 29 summarizes Buena Park's residential development potential by land use district including the vacant residential sites identified in the inventory.

Table 29: Maximum Residential Development Potential on Vacant Sites in Buena Park

Land Use District	Maximum Res. Density	Cluster/ Site Area Bonuses	Vacant Acreage	Total Net Units
Select Estate Residential (RS-16)	2.7 du/ac	3.3 du/ac	-	-
Estate Residential (RS-10)	4.3 du/ac	5.2 du/ac	0.68	2
Suburban Residential (RS-8)	5.4 du/ac	6.5 du/ac	-	-
One Family Residential (RS-6)	7.2 du/ac	8.7 du/ac	9.95	85
Multifamily Residential (RM-10)	10.0 du/ac	16.0 du/ac	0.38	6
Multifamily Residential (RM-20)	20.0 du/ac	24.0 du/ac	2.12	50
Mobile Home Park (RMH)	12.0 du/ac		-	-
Total			13.13	143

* (du/ac) = dwelling units per acre.

Sources:

1. Vacant Land Directory, Department of Community Development, City of Buena Park, January 1999.

According to the Planning Department, almost all recent single-family developments have been developed with a cluster/planned development bonus of 20 percent. Given the individual parcel sizes, several vacant parcels are too small to apply cluster or planned development designs. However, when cluster/planned development bonuses are applied to the adequately sized parcels, 87 single-family units can be achieved.

Similarly, site area bonuses are often required to promote the assembly of parcels to encourage multi-family housing developments. An estimated 56 units can be achieved on vacant multi-family residential sites when site area bonuses are applied.

Overall, Buena Park can accommodate 143 net new dwelling units on vacant sites based on existing zoning designations, as shown in Table 29. The 87 units in the single-family residential (RS) districts will most likely be attached or detached single-family homes, while the 56 units in the Medium Density residential (RM) districts will be multi-family housing developments. In order to develop additional housing, Buena Park must depend on the recycling of underutilized land.

2. Recyclable Land

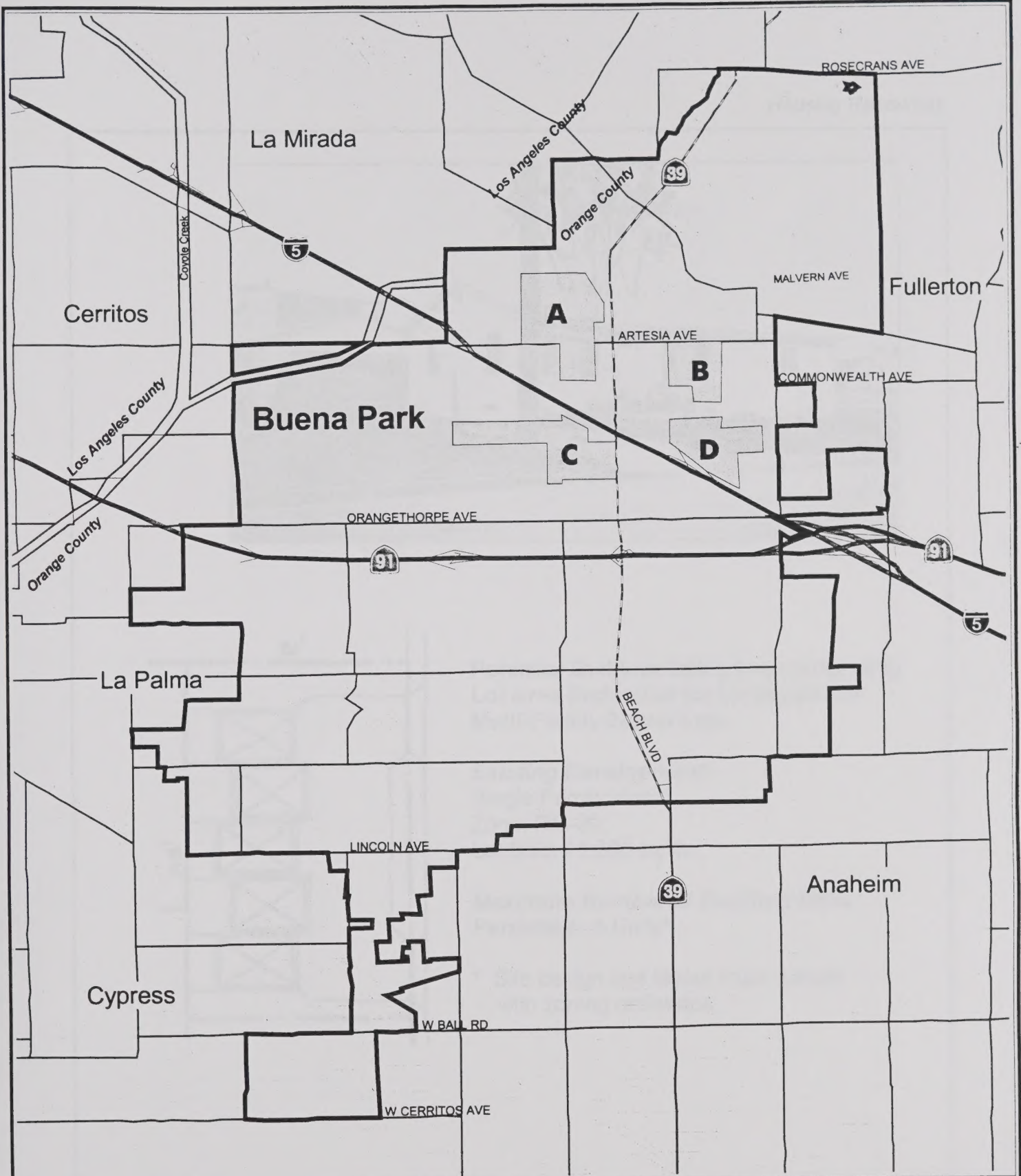
In addition to vacant sites, future housing units can also be accommodated on underutilized lots where developments are not built-out to the maximum density level permitted. Approximately 44 percent of the City, not including streets and highways, is zoned for residential development with 10 percent of the City in multi-family zoning. The multi-family zones have produced most of the recycled units within the City. The recyclable acreage map shown on Figure 9, depicts four areas within the City where recycling can occur. These areas can be best described as moderate-sized parcels which are developed with a combination of single-family and multi-family units. In total, the areas encompass approximately 228 acres which are zoned RM-20. Under this zoning category the City has realized developments which range from 20-30 units per acre depending upon lot size and the developer's desire to construct affordable units. Of the 228 acres surveyed, many are sites which are currently underdeveloped with single-family dwellings or older multi-family units. More than 35 percent of the acreage, which equates to approximately 80 acres, is underdeveloped and ripe for recycling. Most of these properties are developed with single-family dwellings which would be demolished in conjunction with the recycling.

Given the recent real estate market in the southland and the built out condition of the City, recycling of underutilized properties are already occurring in Buena Park. Table 30 below identifies a few of the recent and current development projects on underutilized properties in the City. These eight development projects on 44 acres of recycled properties provide for a net increase of 365 housing units in the City, including 184 single-family homes, 110 condominiums, and 71 apartment units. As the market continues to place development pressure in the City, recycling of underutilized properties will occur in an increasing rate. If current trends continue, the City can anticipate recycling of 40 to 60 acres of the underutilized land over the next five years. The City has in place different incentives to facilitate recycling activities. These include: density bonus for affordable housing and site area bonus of four additional units per acre for Medium Density Residential and six additional units per acre for High Density Residential to promote the assembly of parcels.

Figures 10 through 12 illustrate different development scenarios that may occur within the four areas with substantial amount of underutilized land. The different scenarios presented include: 1) lot area reduction for nonconforming lots; 2) site area bonus; and 3) lot consolidation.

Table 30: Recent and Proposed Developments on Underutilized Properties

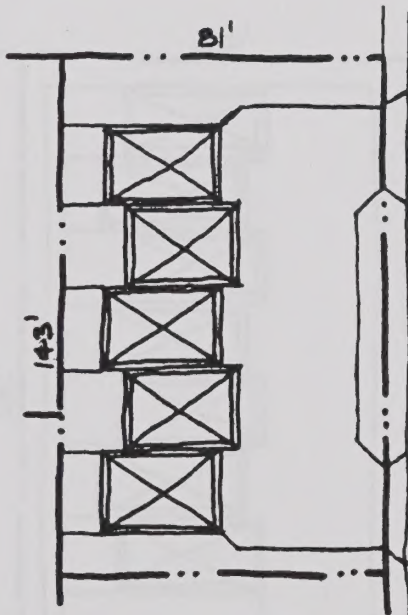
Location	Lot Area (acres)	Previous Use	Project	Status
1. 5831 Western Ave.	0.37	2 SF Homes	8-Unit Apartments	Under Construction
2. 8902 Hoffman St.	0.88	1 SF Home	10 SF Homes	Under Construction
3. 8912 Hoffman St.	0.88	1 SF Home	10 SF Homes	Under Construction
4. Lincoln Ave./Holder St.	32.26	Drive-in Theater, Mini Storage	115 Homes and 110 Condominiums	Completed
5. 7252-7272 Melrose St.	1.42	2 SF Homes	59-Unit Senior Apartments	Completed
6. 8341 La Palma Ave.	7.5	Vacant	53 SF Homes	Under Construction
7. 6442 Kingman St.	0.43	1 SF Home	4 SF Homes	Proposed
8. 5762 Rostrata Ave.	0.30	1 SF Home	4-Unit Apartments	Proposed



Source: HUD Community 2020

- Buena Park City Limits
- Surrounding City Limits
- Recyclable Areas

Figure 9
Recyclable Acreage - Buena Park
 2000-2005 Buena Park Housing Element



Potential Buildout Using Nonconforming Lot Area Reduction for Underutilized Multi-Family Zoned Lots.

Existing Development:

Single-Family Home

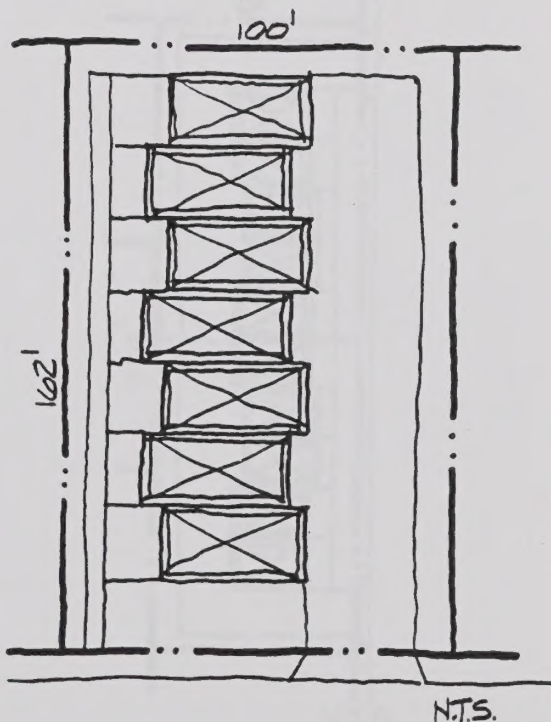
Zone: RM-20

Lot Size: 11,660 sq. ft.

Maximum Number of Dwelling Units Permitted: 5 Units*

* Site design and layout must comply with zoning ordinance.

**Figure 10
Redevelopment Scenario - Nonconforming Lot Area Reduction**



Potential Buildout Using Site Area Bonus for Underutilized Multi-Family Zoned Lots.

Existing Development:

Single-Family Home

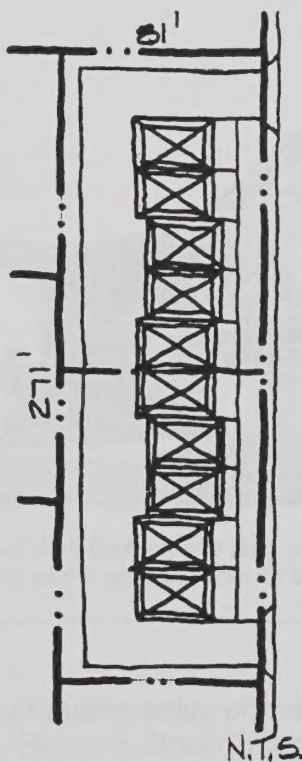
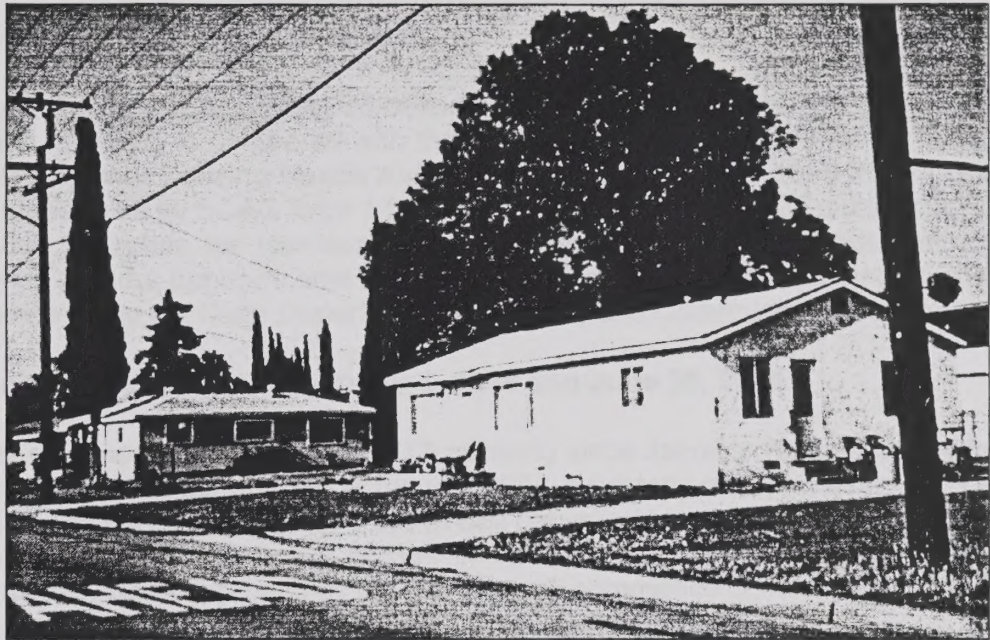
Zone: RM-20

Lot Size: 16,200 sq. ft.

Maximum Number of Dwelling Units Permitted: 7 Units*

* Site design and layout must comply with zoning ordinance.

**Figure 11
Redevelopment Scenario - Site Area Bonus**



Potential Buildout Using Lot Consolidation for Underutilized Multi-Family Zoned Lots.

Existing Development:

(2) Single-Family Homes

Zone: RM-20

Lot Size: 21,950 sq. ft.

Maximum Number of Dwelling Units Permitted: 10 Units*

* Site design and layout must comply with zoning ordinance

Figure 12
Redevelopment Scenario - Lot Consolidation

3. Comparison of Site Inventory with RHNA

A total of 143 potential units can be developed based on the City's vacant land inventory (refer to Table 29). This site inventory is compared with the growth needs for Buena Park in Table 30. Buena Park's draft Regional Housing Needs Assessment (RHNA) for the 1998-2005 planning period have been determined by SCAG to be 1,011 housing units, including 225 units for very-low income households, 149 units for low-income households, 235 units for moderate-income households, and 402 units for upper-income households. This draft RHNA is subject to change pending on final approval by the State Department of Housing and Community Development.

Housing Units Constructed Between January 1, 1998 and June 30, 2000

Housing developed or issued with Certificates of Occupancy since January 1998 is applied to the City's RHNA for the 1998-2005 period. Since January 1998, a net total of 704 housing units have been developed in Buena Park, including the the 346-unit Lakeside development, 224-unit College Park development, and 134 single-family homes in various projects. In addition, a 52-unit development has already been approved by the City and will commence construction in the near future.



College Park

224-unit planned development at 6 units per acre for detached homes and 9 units per acre for attached homes.



Lakeside

346-unit townhome development at 13.5 units per acre. 53 units are set aside as affordable housing for moderate income households.

Based on the housing sales prices in Buena Park and affordability assessment as presented in Section 2.C, Housing Stock Characteristics, most moderate income households can afford an adequately sized home in Buena Park. Furthermore, 53 (15 percent) of the 346 units in Lakeside are specifically set-aside as housing affordable to moderate income households. Thus, this analysis conservatively assumes only one-quarter of the units built or to be built since 1998 are affordable to moderate income households. Therefore, the City has already fulfilled 80 percent of its 235-unit RHNA for moderate income households and all of its 402-unit RHNA for upper income households with new construction.

Affordability Covenants

AB 438 (commonly known as the Torlakson Bill, codified in Section 65583.1(c) of the Government Code) provides alternative program options to address the adequate sites requirement. Specifically, local governments may meet up to 25 percent of the site requirement by substituting existing units which will be made available or preserved through the provision of committed assistance for low and very low income households at affordable housing costs or affordable rents.

Under AB 438, the City can claim credit against the adequate site requirement for multi-family units in a rental complex of 16 or more units that are converted from nonaffordable to affordable with committed assistance by acquisition of the units or the purchase of affordability covenants and restrictions. To qualify for this requirement:

- the units must be made available at affordable housing costs
- the units are not currently occupied by low or very low income households
- the units are in decent, safe, and sanitary conditions when occupied
- the acquisition price is not greater than 120 percent of the median price for housing units in the City
- the units will have long-term affordability covenant for not less than 30 years.

The City has recently secured agreement with one apartment development to place affordability covenants on a portion of the units.

Emerald Gardens Apartments: A housing corporation acquired and is pursuing rehabilitation of Emerald Gardens using tax exempt bonds. Based on 1999 income data provided by the tenants, 100 households earned incomes below 60 percent of the County MFI, 2 households earned incomes below 80 percent of the MFI, and 8 households earned incomes above 80 percent of the MFI. Given that monthly rent for a two-bedroom unit in this development was between \$940 and \$950 in 1999, these units are not affordable to low income households, particularly those making the lower end of the income limit.

Pursuant to the tax exempt bond regulations, all 110 units are deed-restricted for 30 years for low income households with incomes at 60 percent of the MFI. The Agency used set-aside funds to purchase an affordability covenant on 12 of the 110 units in order to further buy down the income restriction to very low income level. With Agency assistance, 6 of the 12 units are deed-restricted for households with incomes up to 35 percent of the MFI and the remaining 6 units are deed-restricted for households with incomes up to 45 percent of the MFI.

On July 1, 2000, the City completed the agreement with Emerald Garden and provided a loan of \$299,112 in redevelopment set-aside funds. The loan will be forgiven if the owner maintains the affordability of the units for 30 years. The 12 agency-assisted units have been occupied by very low income households meeting the income requirements since July 1, 2000.

Based on the requirements of AB 438, the City should be able to claim credits for eight very low income units against its adequate site requirement (up to the number of existing non-low income households currently occupying Emerald Gardens).

Remaining RHNA for July 1, 2000 through June 30, 2005

Through new construction and purchase of affordability covenants, the City has achieved 8 very low income, 189 moderate income, and 567 upper income units. The remaining RHNA through June 30, 2005 is 412 units (217 very low income, 149 low income, and 46 moderate income).

Table 31: Regional Housing Needs Assessment (RHNA) for Buena Park

Income Category	RHNA	Units Constructed Since 1/98 or Under Construction	Affordability Covenants	Remaining RHNA	Vacant Residential & OCFCD Sites
Very Low	225	--	8	217	50
Low	149	--	--	149	19
Moderate	235	189	--	46	74
Upper	402	567	--	--	87
Total Units	1,011	756	8	412	227

Source: Southern California Association of Governments (SCAG), 1999.

The City's residential site analysis indicates potential for 143 units (56 multi-family and 87 single-family units). Based on the permitted density, 50 very low income units, 6 low income units, and 87 moderate/upper income units can be accommodated on the existing vacant properties. In addition, the Buena Park Redevelopment Agency is in negotiations with the Orange County Flood Control District (OCFCD) and a housing developer to create an 87-unit affordable single-family attached and detached community adjacent to a proposed transit station. Among the 87 units, 13 units will be affordable to low income households and 74 units will be affordable to moderate income households.

However, future residential development in Buena Park will most likely occur in areas with recycling potential. As previously stated, about 80 acres of RM-20 designated properties are ripe for recycling. Housing development under this zoning category averages 20 to 30 units per acre. Such density levels are considered adequate to achieve housing affordable to very low and low income households. Based on recent recycling trends, between 40 and 60 acres of underutilized land can be expected to recycle to higher density over the next five years.

B. FINANCIAL RESOURCES

There are a variety of existing and potential funding sources available for affordable housing activities in Buena Park. They are summarized in Table 32. In Buena Park, the primary sources of funding include Redevelopment Set-Aside and CDBG.

1. Redevelopment Set-Aside

The Redevelopment set-aside fund is one of the primary sources of financing used for the preservation, improvement, and development of affordable housing. The Buena Park

Redevelopment Agency sets aside 20 percent of the tax increment revenue generated from the Central Business District Redevelopment Project and Redevelopment Project Area II, and 25 percent of the tax increment revenue from the Redevelopment Project III for the purpose of increasing and improving the supply of housing for low- and moderate-income households. This set-aside is placed in a separate Low- and Moderate-Income Housing Fund. This fund has supported affordable housing programs and projects in Buena Park, such as the First-time Homebuyer assistance, as well as the acquisition/rehabilitation and new construction of housing. Interest earned on the Fund, and repayments from loans, advances or grants are returned to the Fund and used to assist other affordable housing projects and programs.

Housing units developed using the Agency's set-aside funds must remain affordable to the targeted income group for the longest feasible period of time and not less than 30 years for rental housing and 20 years for ownership housing.

So long as the expenditures directly serve to increase, improve, or preserve the supply of low- and moderate-income housing, Redevelopment Law allows for a broad range of uses for the Housing Fund. These uses include, but are not limited to, the acquisition of land or buildings, construction of buildings, rehabilitation of buildings, subsidies, and on-site and off-site improvements.

According to the City's Finance department, as of June 30, 2000, the balance of the Low and Moderate Income Fund is \$4,213,973. Over the five-year period of this Housing Element, the Agency expects to generate about \$3.3 million in Low and Moderate Income funds. These funds will be used to assist, rehabilitate or construct housing units.

2. Community Development Block Grant (CDBG) Funds

Through the CDBG program, the federal Department of Housing and Urban Development (HUD) provides funds to local governments for funding a wide range of community development activities for low-income persons. The CDBG program is very flexible in that the funds can be used for a wide range of activities. The eligible activities include, but are not limited to acquisition and/or disposition of real estate or property; public facilities and improvements; relocation, rehabilitation and construction (under certain limitations) of housing; homeownership assistance; and clearance activities. For the 1999 Program Year, the City received \$1,032,000 in CDBG funds. The majority of these funds were utilized for Code Enforcement/Neighborhood Improvement and Street Rehabilitation.

3. Tax Exempt Multi-family Revenue Bonds

The construction, acquisition, and rehabilitation of multi-family rental housing developments can be funded by tax exempt bonds which provide a lower interest rate than is available through conventional financing. Projects financed through these bonds, which can be issued by the Redevelopment Agency, are required to set aside 20 percent of the units for occupancy by very low-income households or 40 percent of the units to be set aside for households at 60 percent of the area median income. Tax exempt bonds for multi-family housing may also be issued to refinance existing tax exempt debt, which are referred to as a refunding bond issue.

Using tax exempt bonds, the Agency is currently pursuing the purchase of affordability covenants on two apartment complexes – the 185-unit Flower Tree and 110-unit Emerald Gardens (discussed in detail earlier).

4. Housing Agreements

The Redevelopment Agency assists in the development of new affordable housing units by entering into Disposition Development Agreements (DDA) or Owner Participation Agreements (OPA) with developers. DDAs or OPAs may provide for the disposition of Agency-owned land at a price which can support the development of units at an affordable housing cost for low- and moderate-income households. These agreements may also provide for development assistance, usually in the form of a density bonus or the payment of specified development fees or other development costs which cannot be supported by the proposed development.

The Buena Park Redevelopment Agency is currently negotiating an agreement with the Orange County Flood Control District to purchase a site for the development of a regional transit center and adjacent residential community. An estimated 87 units may be accommodated, with 13 units being affordable to low income households and 74 units affordable to moderate income households.

5. Section 8 Rental Assistance

The federal Section 8 program provides rental assistance to very low-income households in need of affordable housing. The Section 8 program assists a very low-income household by paying the difference between 30 percent of the gross household income and the cost of rent. Most Section 8 assistance today is structured as vouchers; this allows the voucher recipients to choose housing that may cost above the fair market rent as long as the recipients pay for the additional cost. In Buena Park, 543 families have rental assistance under the HUD Section 8 program.

C. OPPORTUNITIES FOR ENERGY CONSERVATION

As residential energy costs rise, increasing utility costs reduce the affordability of housing. The City has many opportunities to directly affect energy use within its jurisdiction. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development, and requires adoption of an “energy budget.” The following are among the alternative ways to meet these energy standards.

Alternative 1: The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.

Alternative 2: Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.

Alternative 3: Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Table 32
Public and Private Resources Available for Housing and
Community Development Activities in Buena Park

Project Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG) 1999/2000 funding \$1,032,000	Grants awarded to the City on a formula basis for housing and community development activities.	• Acquisition • Rehabilitation • Homebuyer assistance • Economic development • Homeless assistance • Public services
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low-income tenants. Administered by the County.	• Rental assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	• Acquisition • Rehabilitation • New construction • Rental assistance • Support services
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	• Acquisition • Rehabilitation • New construction • Rental assistance
Section 108 Loan	Provides loan guarantee to CDBG entitlement jurisdictions for pursuing large capital improvement or other projects. The jurisdictions must pledge its future CDBG allocations for repayment of the loan. Maximum loan amount can be up to five times the entitlement jurisdiction's most recent approved annual allocation. Maximum loan term is 20 years.	• Acquisition • Rehabilitation • Homebuyer assistance • Economic development • Homeless assistance • Public services
Section 203(k)	Most mortgage financing plans provide only permanent financing. When rehabilitation is involved, a lender typically requires the improvements to be finished before a long-term mortgage is made. This program provides a single long-term, low-interest loan at fixed rate to finance both the acquisition and rehabilitation of the property.	• Acquisition - dwellings and land • Rehabilitation • Relocation of unit to another site on new foundation on the mortgage property • Refinance existing indebtedness

Table 32
Public and Private Resources Available for Housing and
Community Development Activities in Buena Park

Project Name	Description	Eligible Activities
2. State Programs		
Proposition 1A	Includes provisions to establish a Downpayment Assistance Program and a Rent Assistance Program using school fees collected from affordable housing projects. Potential buyers or tenants of affordable housing projects are eligible to receive assistance in the form of downpayment assistance or rent subsidies from the State at amounts equivalent to the school fees paid by the affordable housing developer for that project in question.	• Downpayment assistance • Rental assistance
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time home buyers for the purchase of new or existing single family housing. Local agencies make certificates available.	• Home Buyer Assistance
Southern California Housing Finance Agency (SCHFA) Home Mortgage Purchase Program	SCHFA sells tax exempt bonds for below market rate loans to first time homebuyers. Program operates through participating lenders who originate loans for SCHFA purchase.	• Home Buyer Assistance
California Housing Finance Agency (CHFA) Multiple Rental Housing Programs	Below market rate financing offered to builders and developers of multi-family and elderly rental housing. Tax exempt bonds provide below-market mortgage money.	• New Construction • Rehabilitation • Acquisition
Low-income Housing Tax Credit	Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits sold to people with high tax liability, and proceeds are used to create housing	• New Construction • Rehabilitation • Acquisition of properties from 20 to 150 units
Mobile Home Park Conversion Program (M Prop)	Funds awarded to mobilehome park tenant organizations to convert mobilehome parks to resident ownership.	• Rehabilitation • Acquisition
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	• Support services
California Housing Rehabilitation Program - Owner Component (CHRP-O)	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and non-profits sponsor housing rehabilitation projects.	• Rehabilitation • Acquisition • New Construction
3. Local Program		
Buena Park Redevelopment Agency.	20 percent of tax increment from the CBD Redevelopment Project and Redevelopment Project Area II, and 25 percent of tax increment from the Redevelopment Project Area III are set-aside for affordable housing activities.	• New Construction • Rehabilitation • Acquisition

Table 32
Public and Private Resources Available for Housing and
Community Development Activities in Buena Park

Project Name	Description	Eligible Activities
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Loan applicants apply to participating lenders for the following programs: - Fixed rate mortgages issued by private mortgage insurers - Mortgages which fund the purchase and rehabilitation of a home - Low down-payment mortgages for single-family homes in underserved low-income and minority communities.	- Homebuyer assistance - Homebuyer assistance - Rehabilitation - Homebuyer assistance
Savings Association Mortgage Company Inc. (SAMCO)	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	New construction of single family and multiple family rentals, cooperatives, self help housing, homeless shelters, and group homes for the disabled.
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long term debt financing for affordable multi-family rental housing. Non-profit and for profit developers contact member banks.	- New Construction - Rehabilitation - Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for-profit developers and public agencies for affordable low-income ownership and rental projects	New Construction
Community Investment Program (CIP)	Offers advances at or slightly below the cost of funds to lenders to finance housing and community development projects which include commercial development in low or moderate income neighborhoods. Eligible households may earn up to 115% MFI.	
Low-Income Housing Fund (LIHF)	Non-profit lender offering below market interest, short term loans for affordable housing in both urban and rural areas. Eligible applicants include non-profits and government agencies.	- Redevelopment costs - Site acquisition - Construction - Rehabilitation
Private Lenders	The Community Reinvestment Act (CRA) requires certain regulated financial institutions to achieve goals for lending in low and moderate-income neighborhoods. As a result, most of the larger private lenders offer one or more affordable housing programs, such as first-time homebuyer, housing rehabilitation, or new construction.	Varies, depending on individual program offered by bank

In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations. Some additional opportunities for energy conservation include various passive design techniques. Among the range of techniques that could be used for purposes of reducing energy consumption are the following:

- Locating the structure on the northern portion of the sunniest portion of the site;
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions;
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face;
- Making the main entrance a small enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from prevailing winds; or using a windbreak to reduce the wind velocity against the entrance.

Older homes are generally considered to be the least energy efficient. City promotion of existing energy efficient retrofitting programs will help to inform homeowners of the cost savings benefits of energy conservation. Continued strict enforcement of energy conservation building standards will ensure reduced energy cost for new houses.

Southern California Edison Customer Assistance Program

Southern California Edison (SCE) offers a variety of energy conservation services as part of their Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. All CAP participants must meet the federally-established income guidelines. Most of the services offered are available free of charge.

Southern California Gas Company Involvement Program

The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). Provided free of charge, this service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines.



5. EVALUATION OF ACCOMPLISHMENTS

In order to craft an effective Housing Plan for the 2000 to 2005 period, the City must assess the achievements under its existing housing programs. This assessment will allow the City to evaluate the appropriateness and effectiveness of the existing programs and make adjustments for the next five years.

The 1989 Buena Park Housing Element contained a housing implementation plan that was divided into three areas, each of which deals with related housing issues: (1) Housing Provision and Affordability; (2) Housing Accessibility and Special Needs; and (3) Housing Improvement and Maintenance. The Element contained a set of goals, policies and programs for the five-year time frame of the housing element (1989-1994). The housing programs consisted of a set of specific actions that the City intended to carry out in its efforts to fulfill its policies and attain its goals. This section reviews the appropriateness of these goals and policies, the effectiveness of the Element, and the progress in program implementation since 1989. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Section 6 of this Housing Element.

A. HOUSING PROVISION AND AFFORDABILITY

This area addresses two basic housing issues: (1) providing enough housing to accommodate the City households; and (2) providing housing affordable to all City households. In order to address these issues, the City has focused on providing for as much new low- and moderate-income housing as possible, and preserving the existing lower cost housing in the City.

1. Redevelopment Set-Aside

One of the City's primary resources to facilitate the production of affordable housing is the 20-percent redevelopment set-aside fund. In evaluating the various programs available for use of the Housing Fund, the Buena Park Redevelopment Agency identified first time home-buyers, senior housing, housing for persons of low to moderate-income, and rehabilitation of existing housing stock.

In the 1989 Housing Element, the City specified the use of redevelopment set-aside funds to ensure preservation of low- and moderate-income, single-family housing, multi-family rental housing, affordable senior citizen housing, and rehabilitation of existing multi-family rental units. Using set-aside funds, 27 for-sale units which are deed-restricted to low- and moderate-income households, and 59 rental units (Harmony Park) for senior citizens have been constructed. As of June 30, 2000, the Agency assisted in the development of 300+ affordable units through land write-downs, regulatory incentives, and direct assistance. In addition, the Agency has assisted in the maintenance and rehabilitation of 243 single-family units and 119 multi-family units, and assisted 118 households under the First-Time Homebuyer Program.

The Agency also assisted the property owner of a previously vacant, underutilized site to develop the 346-unit Lakeside development. Fifteen percent (53) of the units are set aside for moderate-income households.

2. Section 8 Rental Assistance (Certificate/Voucher) Program

The Section 8 program provides rental subsidies to very low-income households. The City's objective was to provide assistance to approximately 500 households over the time frame of the previous Housing Element. Currently, a total of 543 families have rental assistance certificates under the HUD Section 8 program, thus exceeding the 1989 objective. This program is administered by the Orange County Housing Authority (OCHA) on behalf of the City.

3. First Time Homebuyer Assistance Program

Since the adoption of the 1989 Housing Element, the City has continued to utilize redevelopment set-aside and State HOME funds to support a First-Time Homebuyer program. The majority of home purchases made using the program are by low-income families. This program has assisted approximately 118 purchasers to date. Buena Park is continuing to market and file applications for HOME funds to assist low income households in achieving homeownership.

4. Mortgage Credit Certificate (MCC) Program

As a means of further leveraging homeownership assistance, the City participates with the County in implementing a Mortgage Credit Certificate Program. The MCC program is designed to help low- and moderate-income first-time homebuyers qualify for conventional first mortgage loans by increasing their after-tax income. To date, 50 MCCs have been issued in Buena Park.

5. Second Unit Construction

Second units offer an additional source of affordable housing to homeowners and the community. Since 1983, the City has operated under the State procedures of SB 1534 (Mello) which provides for the construction of second units on lots in the single-family residential areas of the City. The City's Zoning Ordinance permits second dwelling units in all single-family residential zones on parcels which contain an existing single-family dwelling.

6. Density Bonus

The City has made extensive use of the Density Bonus program, facilitating the development of over 400 affordable units since 1984. The commitment period for affordability controls ranges from 10 to 30 years depending on the regulatory concessions granted.

7. Site Area Bonus

The City promotes the assembly of parcels to encourage larger multiple-family developments. In areas designated as Medium Density Residential, up to 6 additional units per acre (over the number permitted by the base land use density) may be granted as a site assembly bonus. The site area bonus for the High Density Residential category is 4 additional units per acre. Since its

adoption, four housing developments have been granted the bonus, and have provided a total of 120 low- and moderate-income units.

8. Cluster/Planned Development Bonus

For single-family residential developments that apply cluster or planned development designs, a cluster bonus of 20 percent may be granted, reducing the average lot size and increasing the density permitted. For example, both the College Park and Lakeside developments have been primarily achieved through cluster and planned development techniques.

B. HOUSING ACCESSIBILITY AND SPECIAL NEEDS

This area deals with two separate issues that relate to assuring that housing is available to all City households: fair housing practices and special household needs of the community. The basic goal of fair housing is to ensure that no person is subjected to discriminatory practices in the rental, sale, or financing of housing. A major focus of the plan was to support and encourage programs intended to assist in providing for the housing needs of elderly households.

1. Fair Housing Program

One of Buena Park's goals in the 1989 Housing Element was to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color. To achieve this goal, the City has contributed funds to the Fair Housing Council of Orange County and implemented a system in which discrimination complaints are referred to the proper agencies. The City has allocated about \$18,000 of CDBG funds annually to support fair housing activities.

2. Affordable Housing for Senior Citizens

The 1989 Housing Element designated part of the housing units in low- and moderate- income housing developments for senior citizens over a five-year time frame. As mentioned previously, the City utilized set-aside funds to construct Harmony Park, a senior citizen rental project with 59 affordable units. These included 27 units for very low-, 23 for low- and 9 for moderate-income.

C. HOUSING IMPROVEMENT AND MAINTENANCE

Ensuring the quality and structural soundness of housing is an essential component of the City's housing program to provide for the health and safety of the residents in Buena Park. Addressing issues related to this topic is essential to the City because much of the housing stock is older and faces the potential for deterioration.

The City has established a Neighborhood Improvement Task Force charged with the responsibility of overseeing neighborhood improvement efforts of the City. The primary strategy was to upgrade housing quality and to reduce energy costs as a component of housing costs. The City focused on establishing financial assistance and incentives for housing rehabilitation and energy

conservation to address these issues (see discussions under Program 4, Multi-Family Rental Rehabilitation, and Program 5, Single-Family Rehabilitation).

1. Multi-Family Rental Rehabilitation Program (RRP)

The multi-family rental rehabilitation program offers deferred loans to the owners of rental units located within Buena Park. The Redevelopment Agency has assisted several property owners rehabilitate their units in return for restricting a portion of the units as affordable. Since inception of the program, a total of 119 units have been rehabilitated and set aside for low- and moderate-income families, including: Flower Tree Apartments (25 units), Palm Village Apartments (39 units), Western Development for Affordable Housing (12 units), 8111 West 9th Street (12 units), and various smaller apartment buildings (31 units).

2. Single-Family Rehabilitation Program

The Single-Family Rehabilitation Program utilizes CDBG and set-aside funds to provide low-interest loans to low- and moderate-income homeowners for the repair or rehabilitation of their homes. This program operates through various elements: Principal Reduction Program, Deferred Loans, Rebates, and Grants. The City has provided financial assistance for the improvement of 243 single-family residences since 1989, an average of 22 units annually.

3. Code Enforcement/Neighborhood Improvement Program (NIP)

This program utilizes a multi-departmental task force which targets the worst cases of blight, deteriorated living conditions, and criminal activity in low/moderate census tracts and slum/blight areas. The task force makes recommendations and works with various departments to address the issues. CDBG funds have been allocated annually to continue support of the program in low/moderate-income CDBG target areas.

D. SUMMARY OF HOUSING ACCOMPLISHMENTS

Since the adoption of the previous Housing Element in 1989, the City of Buena Park has made significant progress in achieving its housing goals. The City's major accomplishments include the following:

- Provided 118 households assistance in purchasing their first homes
- Assisted in the provision of 59 senior citizen rental units through completion of Harmony Park
- Provided 300+ affordable housing units through provision of land write-downs, regulatory incentives, and/or direct financial assistance
- Provided 243 rehabilitation loans to low- and moderate-income single-family homeowners
- Created the Multifamily Rental Rehabilitation Program and rehabilitated 119 affordable rental units
- Continued operation of the Code Enforcement/Neighborhood Improvement Program to pro-actively address the problem of physically deteriorating neighborhoods

1. Comparison of 1989-1994 RHNA with Units Constructed Since 1989

According to the 1989 Housing Element, the City of Buena Park had a total regional housing need (RHNA) of 1,318 new units to be produced from January 1988 to July 1994, including 212 very low, 284 low-, 328 moderate-, and 494 upper-income units. Recognizing that the production goals established by the 1989-1994 RHNA were unrealistically high based on historic levels of development, the City established a more attainable objective of constructing 1,027 new housing units. Table 33 summarizes the City's RHNA and Housing Element objectives, and provides a comparison with actual levels of production.

Based on a review of Building Department records, between 1989 and 1997, a net total of 522 units have been produced in the City. This shortfall in production in comparison to the RHNA is to be expected given that the RHNA was developed prior to the recession and assumed that the economic prosperity experienced in the late 1980s would continue into the 1990s. In actuality, housing construction activities were significantly lower than the levels projected by SCAG throughout the region. Buena Park, as with the rest of Southern California, was heavily impacted by the economic recession in the early to mid-1990s and as a result residential construction activities slowed and were well below the projected levels. However, the City was able to achieve a larger proportion of housing units affordable to very low-income households than estimated in the Housing Element objectives.

Table 33: 1989-1994 RHNA, 1989 Housing Element Objectives, and Units Constructed during 1989-1997 in Buena Park

Income Category	1989-1994 RHNA	1989 Housing Element Objectives	Total Units Constructed 1989-1997
Very Low	212 (16%)	95 (9%)	82 (16%)
Low	284 (22%)	277 (27%)	101 (19%)
Moderate	328 (25%)	348 (34%)	193 (37%)
Upper	494 (37%)	307 (30%)	146 (28%)
Total	1,318	1,027	522

Sources: City of Buena Park, 1999; City of Buena Park Housing Element, June 1989.



6. HOUSING PLAN

A. GOALS AND POLICIES

CONSERVATION AND IMPROVEMENT OF EXISTING HOUSING

GOAL 1.0 **Maintain and enhance the existing viable housing stock and neighborhoods within Buena Park.**

- Policy 1.1 Continue to enforce the adopted codes which set forth the minimum acceptable standards for the occupancy of existing housing. Use the City Neighborhood Improvement Program to bring substandard units into compliance with City codes and to improve overall housing conditions in Buena Park.
- Policy 1.2 Continue to offer rehabilitation programs which provide financial and technical assistance and incentives to property owners for the repair and rehabilitation of existing housing with substandard conditions.
- Policy 1.3 Facilitate the removal of existing housing posing serious health and safety hazards to residents and adjacent structures.
- Policy 1.4 Work with non-profit housing providers to preserve housing for low- and moderate-income households.
- Policy 1.5 Continue to furnish City services and facilities that encourage neighborhood pride and property maintenance.

PROVISION OF AFFORDABLE HOUSING

GOAL 2.0 **Assist in the provision of adequate housing to meet the needs of Buena Park.**

- Policy 2.1 Continue to encourage density bonuses as a means of facilitating the development of new housing for very low and low-income households.
- Policy 2.2 Continue to provide homeownership assistance to low- and moderate-income households.
- Policy 2.3 Continue to offer rental assistance to lower income households.
- Policy 2.4 Work with non-profit housing providers to develop housing for low- and moderate-income households.

- Policy 2.5 Continue to encourage the development of second units.

PROVISION OF ADEQUATE HOUSING SITES

GOAL 3.0 Provide suitable sites within the City for housing development which accommodates a range of housing by type, size, location, price, and tenure.

- Policy 3.1 Encourage a wide range of housing types that are adequately served by public services and meet the needs of the various segments of the population.

- Policy 3.2 Encourage development of residential uses in strategic proximity to employment, recreational facilities, schools, neighborhood commercial areas and transportation routes.

- Policy 3.3 Implement land use policies which allow for a range of residential densities, including low density single-family uses, moderate density town homes, and higher density apartments and condominiums.

- Policy 3.4 Encourage residential development in areas designated as recyclable land where it would not conflict with adjacent land uses.

REMOVAL OF GOVERNMENTAL CONSTRAINTS

GOAL 4.0 Mitigate any potential governmental constraints to housing production and affordability.

- Policy 4.1 Continue to process on a streamline basis applications for residential developments.

- Policy 4.2 Continue to allow factory-produced housing according to the Zoning Ordinance.

PROVISION OF EQUAL HOUSING OPPORTUNITIES

GOAL 5.0 Continue to promote equal housing opportunity in the City's housing market on the basis of age, race, sex, marital status, ethnic background, source of income, and other factors.

- Policy 5.1 Provide fair housing services to Buena Park residents, and ensure that residents are aware of their rights and responsibilities regarding fair housing.

- Policy 5.2 Continue to cooperate with Fair Housing Council of Orange County to enforce fair housing laws, and provide fair housing education and tenant/landlord counseling.

- Policy 5.3 Continue to support programs which provide shelter and assistance to the homeless population.

B. HOUSING PROGRAMS

The goals and policies contained in the Housing Element address Buena Park's identified housing needs and are implemented through a series of housing programs offered through the Buena Park Community Development and Economic Development Departments. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies.

The housing programs for addressing unmet needs, removing constraints, and achieving quantitative and qualitative objectives are described in this section. The program summary (Table 34) included at the end of this section specifies for each program the following: five-year objective(s), funding source(s), and agency responsible for implementation of the program.

CONSERVATION AND IMPROVEMENT OF EXISTING HOUSING

Conserving and improving the housing stock is an important goal for Buena Park. Approximately two-thirds of the housing stock is 30 years or older, the age when most homes start to have rehabilitation needs. The City will focus its efforts on rehabilitation, code enforcement, and preserving existing affordable units in order to take a pro-active approach to conserving its current housing stock.

1. Single-Family Rehabilitation Program

The Single-Family Rehabilitation Program utilizes CDBG and redevelopment set-aside funds to provide low-interest loans to low- and moderate-income homeowners for the repair or rehabilitation of their homes. This program operates through various elements: Principal Reduction Program, Deferred Loans, Rebates, and Grants. The Principal Reduction Program (Lump Sum Line of Credit) provides low-interest loans of up to \$32,000 per property. Deferred loans of 5 percent interest will be used to assist homeowners earning less than 65 percent of the area MFI. Rebates of 30 to 40 percent are offered to homeowners to encourage repairs. To alleviate overcrowding, room addition is an eligible activity under the CDBG-funded component of the Single-Family Rehabilitation Program if the applicant can demonstrate household overcrowding condition (persons per room exceeding federal standards).

Five-year Objectives:

- The City will continue to provide rehabilitation loans to qualified lower income homeowners. The City will disseminate information to homeowners regarding rehabilitation standards, preventive maintenance, and energy conservation.
- The City will assist 20 households annually through principal reductions, loans, and rebates, for a total of 100 households to be assisted over the next five years using CDBG funds. The City will continue to provide for room addition as an eligible activity under the CDBG-funded component of the program to alleviate overcrowding conditions.
- The City will assist 8 low and moderate income homeowners annually with rehabilitation loans, for a total of 40 households to be assisted over the next five years using redevelopment set-aside funds.

2. Multi-Family Rental Rehabilitation Program

The City has previously used the HUD Rental Rehabilitation Program, which terminated in fiscal year 1992. The City has since designed its own rental rehabilitation program to assist low-income tenants to achieve improved living conditions and reduced housing costs. The City Rental Rehabilitation Program offers deferred loans to owners of rental units located within the City. Under this program, the property owner agrees to make available all assisted units to lower and moderate income households at affordable rents for 30 years.

Five-year Objectives:

- The City will continue to inform owners of apartment complexes about the Multi-Family Rental Rehabilitation Program. The City will disseminate information to property owners regarding rehabilitation standards, preventive maintenance, and energy conservation.
- The City will rehabilitate 12 apartment units occupied by very low-income households annually for a total of 60 units over the next five years.

3. Code Enforcement/Neighborhood Improvement Program (NIP)

The City's Code Enforcement Division takes a proactive approach to ensure compliance with City codes. The Division conducts periodic code inspections throughout the City. In addition, funding for the NIP will continue. With the resources of several City departments, the NIP is a multi-departmental task force which targets the worst cases of blight, deteriorated living conditions, and criminal activity in low- and moderate-income census tracts and slum/blight areas.

Five-year Objectives:

- The City will continue to provide proactive code enforcement activities to maintain and improve housing and neighborhood qualities.
- Through the NIP, the City will assist in rehabilitating properties with severe blight and deteriorated conditions.
- The City will conduct an exterior survey of all parcels in Buena Park to determine the extent of code violations. Specific issues to address in residential neighborhoods include fencing, landscaping, paint, trash enclosure, illegal vehicle parking, illegal garage conversions (to residential units) and so forth. Using CDBG funds, the City has hired an additional code enforcement officer to assist in this effort. The City intends to inspect approximately 20 parcels per day.

4. Conservation of At-Risk Housing

Casa Maria and Newport House are senior housing projects with Section 8 contracts (110 units) expiring in 2002 and 2007, respectively. In addition, there are 15 locally assisted units (through the Density Bonus program) which are considered at-risk.

The City will monitor the at-risk units. This will include discussions with owners of at-risk units, expressing the City's desire to preserve the units at rents affordable to lower income tenants. As deed-restrictions/contracts with owners of at-risk units approach expiration, the City will explore alternate subsidy programs to preserve the affordability of rental units.

Five-year Objectives:

- The City will work towards conserving the affordable housing units which are at risk of converting during the 10-year reporting period.
- The City will continue to work with tenants of units at risk of converting to market rate housing. The City will provide tenants with education regarding potential rent subsidies, and pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City.

PROVISION OF AFFORDABLE HOUSING

To enable more households to attain homeownership in Buena Park, the City offers two mortgage assistance programs: the First-Time Homebuyer Program and the Mortgage Credit Certificate (MCC). The Redevelopment Agency actively works with both non-profit and for profit developers in the production of affordable for-sale and rental housing.

5. First-Time Homebuyer Program

The City is committed to expanding homeownership opportunities for lower and moderate income households through the First-Time Homebuyer Program. The program is funded with State HOME funds as well as redevelopment set-aside funds, and provides loans of up to \$30,000 for a qualified first-time buyer. The majority of households assisted under this program are low income households.

In addition to the City's First-Time Homebuyer Program, several Joint Powers Authorities operate lease-to-own programs in California. For example, the Pacific Housing & Finance Agency (PHFA) and California Cities Home Ownership Authority (CCHOA) provide down payment and closing costs for home buyers with incomes up to 140% of the State median. The potential home buyer finds a home to purchase and then enters into a Lease-to-Own Agreement with the Joint Powers Authorities, which purchase the home on behalf of the buyer and rent the home to the buyer for three years. After three years, the buyer assumes the remaining years of the loan. These programs are funded by tax-exempt bonds issued by the Joint Powers Authorities.

Five-year Objectives:

- The City will continue to apply for State HOME funds to support the First-Time Homebuyer program.
- Pending availability of funding, the City will assist approximately 9 renters per year in purchasing their first homes, for a total of 45 households to be assisted over the next five years.
- Lease-to-Own programs are newly established programs in California. In 2001, the City will discuss with cities currently participating in the PHFA and CCHOA programs to evaluate the performance of these programs and their appropriateness in the Buena Park housing market. The City will consider participation in the PHFA or CCHOA program if the performance is proven and program eligibilities apply to the Buena Park residents and housing market.

6. Affordability Covenants

Under the State law, the City can meet 25 percent of the share of regional housing needs with existing units that will be made available or preserved through the provision of committed assistance for low and very low income households at affordable housing costs or affordable rents. The City provided financial assistance to purchase an affordability covenant on Emerald Gardens Apartments to buy down the affordability of a portion of the units to extremely low income (35 percent of County Median) and very low income (45 percent of County Median) households. As required by State law, the City will document the status of these units by the third year of the Housing Element Planning period.

Five-Year Objectives:

- The City executed the affordability covenant agreement with Emerald Gardens Apartments on July 1, 2000. The City will document the status of Emerald Gardens Apartments in the City's annual report on general plan program implementation for FY 2000/01. The report will identify the level of committed assistance provided and how each unit complies with the applicable requirements.

7. Mortgage Credit Certificate

The Mortgage Credit Certificate (MCC) program is a federal program that allows qualified first-time homebuyers to take an annual credit against federal income taxes of up to 15 percent of the annual interest paid on the applicant's mortgage. This enables homebuyers to have more income available to qualify for a mortgage loan and make the monthly mortgage payments. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding. The MCC program has covenant restrictions to ensure the affordability of the participating homes for a period of 15 years. MCCs can be used in conjunction with Buena Park's First-Time Homebuyer Program.

Five-year Objective:

- The City will continue to refer qualified/interested households to the County-administered MCC program.

8. Section 8 Rental Assistance Program

The Section 8 Rental Assistance Program extends rental subsidies to very low-income households who spend more than 30 percent of their gross income on housing. Rental assistance not only addresses housing affordability, but also overcrowding by allowing families that may be currently “doubling up” in living arrangements to afford their own housing. The Orange County Housing Authority coordinates Section 8 rental assistance on behalf of the City. There are currently 543 households receiving Section 8 rental assistance in Buena Park. The City also has a Tenant Assistance Policy, whereby inquiry calls for Section 8 rental assistance are referred to OCHA.

Five-year Objectives:

- The City will work to maintain, and possibly increase, the current level of Section 8 rental assistance, and direct eligible households to the County program.
- The City will provide information to landlords regarding participation in the Section 8 Rental Assistance Program.

9. Density Bonuses - Affordable Housing Ordinance

State law makes provision for density bonus allowances in cities where affordable housing development is proposed. Density bonuses or other incentives may be granted when a developer proposes to construct a project in which at least 20 percent of the total number of units are for lower income households, or 10 percent of the units are for very low-income households. The City has made extensive use of the Density Bonus program, facilitating the development of over 400 affordable units since 1984. The commitment period for affordability controls ranges from 10 to 30 years depending on regulatory concessions granted. The City's Affordable Housing Ordinance provides density bonuses and other development incentives for affordable rental units within a residential project. A density bonus of 25 percent is provided for affordable housing except senior housing, which is granted a 100-percent density bonus. Specific development incentives to facilitate multi-family housing for families and seniors are discussed in Section 3 of this Element.

Five-year Objective:

- The City will continue to utilize density bonuses and other development incentives codified in the Affordable Housing Ordinance as a means to facilitate affordable housing development for both families and seniors.

10. Site Area Bonus Ordinance

The City promotes the assembly of parcels to encourage larger multiple-family developments. Under the Site Area Bonus Ordinance, a bonus or addition of four units per acre (above the number permitted by the base land use density) can be granted in High Density Residential areas and up to six additional units per acre in Medium Density Residential areas.

Five-year Objective:

- The City will continue to use the Site Area Bonus Ordinance as a tool to facilitate multi-family development.

11. Second Units

Second units offer an additional source of affordable housing to homeowners and the community. The Buena Park Zoning Ordinance permits second dwelling units as a conditional use in all single-family residential zones on parcels which contain an existing single-family dwelling. The second unit must meet the following conditions for approval:

- Provides complete, independent living facilities for one or more persons.
- Complies with all building height, setback, lot coverage, and other applicable zoning requirements.
- Attaches and locates within the living residence, except that an increase in floor area may not exceed 10 percent of the existing living area.

To facilitate the development of second units, the City requires only one parking space for the second unit, provided the existing dwelling unit meets current parking requirements. Garage parking for the second unit is not required.

Five-year Objective:

- The City will continue to conditionally permit second units in all single-family residential zones on parcels with existing homes.
- The City will provide information of second unit provisions in City Planning and Building counters.

PROVISION OF ADEQUATE HOUSING SITES

A major element in meeting the housing needs of all segments of the community is the provision of adequate sites of all types, sizes and prices of housing. The Buena Park General Plan and Zoning Ordinance dictate where housing may locate, thereby affecting the supply of land available for residential development.

12. Land Use Element

The Land Use Element of the Buena Park General Plan provides for a variety of housing types in the City, with densities ranging from 7.2 units per acre to 20 dwelling units per acre. Higher densities can be achieved through the affordable housing, cluster, and site area bonus provisions.

For single-family residential developments that apply cluster or planned development designs, a cluster bonus of 20 percent may be granted. The City promotes the development of multiple-family developments. Up to 6 additional units per acre (over the number permitted by the base land use density) may be granted as a site assembly bonus in areas designated as Medium Density Residential. The site area bonus for the High Density Residential category is 4 additional units per acre. To expand the affordable housing stock in proportion with the overall increase in residential units, the City provides density bonuses when affordable housing is included within a residential development in a residential zone other than the RMH (mobile home park). For elderly housing, a maximum bonus of 100 percent is permitted. For any other type of housing, the maximum bonus is 25 percent.

Buena Park is primarily built out. Buena Park's Land Use Element provides for a net increase of 143 new units on vacant sites. Much of the acreage available for residential development is recyclable land.

Five-year Objectives:

- The City will continue to provide appropriate land use designations and maintain an inventory of sites suitable for residential development, coupled with incentives for the development of affordable housing, to address its remaining share of regional housing needs at 399 units for the 1998-2005 period (204 very low income units, 149 low income units, and 46 moderate income units).

13. Sites for Transitional Housing/Homeless Shelters

The Buena Park Zoning Ordinance currently accommodates emergency and transitional housing facilities through a variety of provisions for Community Residential Care Facilities and Group Quarters. Emergency shelters and transitional housing facilities have traditionally been processed under the Group Quarters provisions. Under the uses considered as Community Residential Care, small group care homes are permitted in all residential zones except in the RMH zone. Other community residential care facilities are conditionally permitted in all residential zones except in the RMH zone. Group quarters are conditionally permitted in the Medium Density residential zones (RM-10 and RM-20), as well as incidentally permitted in several commercial zones (CO, CS, and CG). Conditions for permit approval are not specified in the Zoning Ordinance. Based on the

City's inventory of emergency shelters and community residential care facilities, the conditions for approval do not unduly constrain the development of such facilities.

Currently, the First Southern Baptist Church operates a 52-bed shelter in Buena Park for homeless individuals and families. In addition, under the provisions for Community Residential Care Facilities, the City has 34 community residential care facilities, including 2 small family homes for the developmentally disabled, 5 group homes for the developmentally disabled, 14 adult residential facilities for the physically, mentally, or developmentally disabled, 13 senior residential facilities. Combined, these facilities serve more than 340 persons.

Five-year Objective:

- The City will continue to use the Community Development Block Grant (CDBG) annual planning process to assess the need for homeless facilities and supportive services and provide funding as appropriate.
- The City will continue to facilitate the development of transitional housing and emergency shelter through provisions in the Zoning Ordinance.

14. Development on Underutilized Sites

As a primarily built-out community, Buena Park has a limited supply of vacant land remaining for housing development. To better inform prospective developers of residential development opportunities, the City can provide developers with an inventory of sites suitable for residential development. This is also a means to facilitate development on underutilized properties in Buena Park.

Five-year Objective:

- The City will maintain an inventory of vacant and underutilized sites, which will be made available to prospective developers.
- The City will continue to provide a variety of regulatory incentives to facilitate the development of underutilized properties. These include the cluster bonus/planned development, site area bonus, and affordable housing bonus.
- The Agency will continue to provide financial assistance to private developers to increase the supply of affordable housing in Buena Park.

REMOVAL OF GOVERNMENTAL CONSTRAINTS

The Buena Park Housing Element addresses, and where legally possible, removes governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to mitigate government constraints on residential development and facilitate the development of a variety of housing.

15. Financial Assistance/Regulatory Incentives

For-profit and non-profit housing developers play an important role in providing affordable housing in Buena Park. While the City does not typically provide regulatory incentives for developers, the City has, through its Redevelopment Agency, provided financial assistance to developers to provide both ownership and rental housing to low- and moderate-income households.

The Redevelopment Agency assists in the development of new affordable housing units by entering into Disposition Development Agreements (DDA) or Owner Participation Agreements (OPA) with developers. DDAs or OPAs may provide for the disposition of Agency-owned land at a price which can support the development of units at an affordable housing cost for low- and moderate-income households. These agreements may also provide for development assistance, usually in the form of a density bonus or the payment of specified development fees or other development costs which cannot be supported by the proposed development.

Five-year Objectives:

- The Agency will continue to provide financial assistance to private developers to increase the supply of affordable housing in Buena Park.
- The City will pursue additional funding sources either directly or cooperatively with developers. Specifically, the State Department of Housing and Community Development administers a number of new housing programs totaling over \$500 million in funding. Annually the City will evaluate its need to apply to the State HOME program for funding to support the City's First-Time Homebuyer Program.
- The City will also annually evaluate the applicability of and as appropriate, submit funding applications to several State HCD programs, including the Downtown Rebound/Transit-Oriented Housing Program, Code Enforcement Initiative, the CalHome Program, Low Income Housing Tax Credits, and CHFA First-Time Homebuyer Program.
- The City will periodically review all regulations, ordinances, and residential fees related to housing rehabilitation and/or construction to assess their impact on housing costs, and revise as appropriate.
- The Agency will actively pursue implementation of the following project within the year 2000.

Transit Village: The Agency is also in negotiations with the Orange County Flood Control District and a housing developer in order to create an affordable single-family attached and detached residential development consisting 87 units adjacent to a

proposed transit station. Among the 87 units, 13 units will be affordable to low income households and 74 units will be affordable to moderate income households.

16. Efficient Project Processing

Streamlining the development process, particularly for affordable housing projects, will reduce the cost associated with holding on to land until it can be developed.

Five-year Objective:

- The City will continue to offer a streamlined development process and will periodically review departmental processing procedures to ensure efficient project processing.

PROVISION OF EQUAL HOUSING OPPORTUNITIES

To adequately meet the housing needs of all segments of the community, the Housing Plan includes a program to promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability.

17. Fair Housing Program

The City contracts with the Fair Housing Council of Orange County to provide outreach, educational information, fair housing complaints, tenant/landlord dispute resolution, and housing information and counseling services. The role of the Council is to provide services to jurisdictions, agencies, and the general public to further fair housing practices in the sale or rental of housing.

Five-year Objectives:

- The City will continue to promote fair housing practices, and provide educational information on fair housing to the public.
- The City will refer fair housing complaints to the Fair Housing Council of Orange County.
- The City will continue to comply with all State and Federal fair housing requirements when implementing housing programs or delivering housing-related services.

Summary of Quantified Objectives

Successful implementation of the housing programs described in this Housing Plan have the following objectives:

- Construction of 412 new units, representing the City's remaining RHNA for the 2000-2005 period (217 very low income, 149 low income, and 46 moderate income units)
- Rehabilitation of 200 existing units (140 owner-occupied and 60 renter-occupied units)
- Provision of homebuying assistance to 45 low and moderate income households.
- Conservation of existing Section 8 rental assistance to 543 very low income households.
- Conservation of 125 units at risk.

Table 34: Housing Program Summary for Buena Park

Housing Program	Five-Year Objective(s)/ Time Frame	Funding Sources	Responsible Agencies
Conservation and Improvement of Existing Housing			
1. Single-Family Rehabilitation Program	- Assist a total of 140 low and moderate income households with rehabilitation assistance over 5 years. Continue to provide for room addition as an eligible activity under the CDBG-funded component of the program to alleviate overcrowding conditions. - Disseminate information regarding rehabilitation standards, preventive maintenance, and energy conservation.	- CDBG - Redevelopment Set-Aside	- Community Development Department - Economic Development Department
2. Multi-Family Rental Rehabilitation Program	- Assist a total of 60 very low income renter-households with rehabilitation assistance over 5 years. - Disseminate information regarding rehabilitation standards, preventive maintenance, and energy conservation.	- CDBG - Redevelopment Set-Aside	- Community Development Department - Economic Development Department
3. Code Enforcement/ Neighborhood Improvement Program	- Continue to provide proactive code enforcement activities. - Conduct exterior survey of all parcels in City to determine extent of code violations. Inspect 20 parcels per day. - Provide rehabilitation assistance to severely blighted properties.	CDBG	- Code Enforcement - Economic Development Department
4. Conservation of At-Risk Units	- Retain or replace the 125 affordable housing at risk of converting to market rate. - Provide tenants with education regarding potential housing assistance resources. - Pursue partnership opportunities with nonprofit organizations to expand affordable housing.	Departmental budget	- Community Development Department - Economic Development Department

Table 34: Housing Program Summary for Buena Park

Housing Program	Five-Year Objective(s)/ Time Frame	Funding Sources	Responsible Agencies
Provision of Affordable Housing			
5. First-Time Homebuyer Program	- Continue to apply for State HOME funds. - Assist 45 households to obtain homeownership over 5 years. - Investigate performance and applicability of Lease-to-Own programs offered by PHFA and CCHOA and consider participation if appropriate.	- State HOME funds - Redevelopment Set-Aside	Community Development Department
6. Affordability Covenants	Document status of Emerald Gardens in the City's annual report on general plan implementation for FY 2000/01.	Departmental budget	Community Development Department
7. Mortgage Credit Certificate (MCC)	Continue to refer qualified/interested households to County-administered MCC program.	County MCC allocations	County of Orange
8. Section 8 Rental Assistance Program	- Maintain, and possibly increase, the current level of assistance. - Provide information to landlords regarding participation in the Section 8 program.	HUD Section 8 allocation	- Housing Authority of the County of Orange - Economic Development Department
9. Density Bonuses - Affordable Housing Ordinance	Continue to utilize density bonuses and development incentives to facilitate affordable housing development for both families and seniors.	Departmental budget	Community Development Department
10. Site Area Bonus Ordinance	Continue to use Site Area Bonus to facilitate multi-family development	Departmental budget	Community Development Department
11. Second Units	- Continue to conditionally permit second units. - Provide information on second unit provisions in City Planning and Building counters.	Departmental budget	Community Development Department

Table 34: Housing Program Summary for Buena Park

Housing Program	Five-Year Objective(s)/ Time Frame	Funding Sources	Responsible Agencies
Provision of Adequate Sites			
12. Land Use Element	Continue to provide appropriate land use designations and maintain an inventory of sites suitable for development in order to accommodate the remaining 399-unit Regional Housing Needs Assessment.	Departmental budget	Community Development Department
13. Sites for Transitional Housing/Homeless Shelters	Continue to use the CDBG annual planning process to assess the homeless needs in Buena Park and allocate funding accordingly.	- Departmental budget - CDBG	Community Development Department
14. Development on Underutilized Sites	Maintain an inventory of vacant and underutilized sites, which will be made available to prospective developers.	Departmental budget	Community Development Department
Removal of Governmental Constraints			
15. Financial Assistance/Regulatory Incentives	- Continue to provide financial assistance to facilitate affordable housing development. - Pursue additional funding sources. Annually evaluate the need to apply for State HOME funds. - Annually evaluate the applicability of different State funds administered by HCD, including Code Enforcement Initiative, Downtown Rebound/Transit-Oriented Housing, CalHome, LIHTC, and CHFA Homebuyer programs. - Periodically review all regulations, ordinances, and residential fees to assess their impact on housing costs. - Pursue implementation of Transit Village for 87 units; 13 units will be affordable to low income households and 74 units will be affordable to moderate income households.	- Departmental budget - Redevelopment Set-Aside - State HOME funds	- Community Development Department - Economic Development Department

Table 34: Housing Program Summary for Buena Park

Housing Program	Five-Year Objective(s)/ Time Frame	Funding Sources	Responsible Agencies
16. Efficient Project Processing	- Continue to offer a streamlined development process. - Periodically review departmental processing procedures.	Departmental budget	Community Development Department
Provision of Equal Housing Opportunities			
17. Fair Housing Program	- Continue to promote fair housing practices and provide fair housing education. - Refer fair housing complaints to Fair Housing Council of Orange County. - Comply with all state and federal housing requirements.	CDBG	Fair Housing Council of Orange County

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